

Site Inventory Form

State Historical Society of Iowa

(November 2005)

State Inventory No. 92-00520

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 Wagner Building

other names/site number Downtown Survey Map # DT-062

2. Location

street & number 208 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) 19 Lot(s) E

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)

02E12 – butcher

02E07 - Photographer

02E09 – furniture

Current Functions (Enter categories from instructions)

02B - professional office - real estate

7. Description

Architectural Classification (Enter categories from instructions)

09F05 – commercial / brick front

Materials (Enter categories from instructions)

foundation 04C: limestone

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 208 South Iowa Avenue
City Washington

Site Number 92-00520
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 1889 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

Shrader & Son

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>Wagner Building</u>	<u>Washington</u>
Name of Property	County
<u>208 South 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.

Wagner Building - 208 S. Iowa Avenue - State #92-00520 - Map #92 ~ 1 contributing building (A) - 1889 - Queen Anne

Historic information:

- 5-1889 - J.M. Wagner's brick building under construction - built by contractor Shrader & Son - first occupied by Bush and Van Nostrand's meat market and Armstrong's photography gallery; 11-1892 - Kuhn - butcher, Foley - photographer
- 1902 - grocery/meats on 1st, photography on 2nd; 1910 - Royal Market - meats - R. Stuart & Son
- 1917-1924 - Kurtz & Dankwart moved meat market here - then to 204 in 1924
- 1925-1933 - Dick's Second Hand Store; 1933-1950s+ - Dick's Furniture Store
- 2012 - ReMax real estate

Architectural information:

- Height: 2 story
- Walls: brick
- Storefront: brown brick with large windows and two entries at left
- Windows: 1/1 aluminum
- Architectural details: oriel window, metal cornice and rosettes
- Architect/Builder: Shrader & Son (contractor)
- Modifications: Historic: -; Non-historic: 1960s/70s - storefront remodel

7. Narrative Description

This is a two-story red brick building. The storefront is light brown brick, likely dating to a 1960s/70s remodel. The second story entry and storefront entry are located at the left, with two large storefront windows to the right. A double-hung window opening with segmental brick arch lintel on the left of the second story has a later smaller window installed. The oriel window to the right on the second story has been partially clad in wood paneling, and it also has replacement windows and a later awning. The metal cornice has a large bracket at the right end and two smaller middle brackets. It ends at the large bracket of the adjacent building. The frieze has small rosettes. The second story only goes back about half way to the alley, and the second story wall is covered with a light colored siding. A one-story brick addition/section then extends to the alley. There is a taller window opening with a shorter double-hung window installed on the left side. Below this is a basement window. To the right are a concrete dock and steps extending out from the building into the alley. A newer rear door has been installed with a older wood awning covering the door. Older metal fire escape stairs start at the dock and run to the south side of the roof in front of the rear window.

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8. Narrative Statement of Significance

The Wagner Building appears to contribute historically to a Washington Downtown Historic District.

The 1885 Sanborn map show no building. J.M. Wagner purchased the property, and he owned it until 1901. The *Gazette* on May 8, 1889 notes that Wagner's brick building, when finished, will be occupied by Bush and Van Nostrand's meat market and Armstrong's photography gallery. The end of the year construction notes for 1889 note that Shrader & Son built a \$2000 store for J.M. Wagner (*Washington Press*, January 1, 1890). The 1892 Sanborn map shows a store on the first story and photography on the second story. At the time of the Graham Opera House fire in November 1892, Wagner's brick was occupied by Kuhn, butcher, and Foley, photographer ("Opera House Burned," *Washington Press*, November 30, 1892). The 1897 Sanborn map shows a grocery store here.

Ownership went from JM Wagner to AA Wagner on March 18, 1901. The 1902 Sanborn shows grocery on the 1st floor and photo on the 2nd story. The 1909 Sanborn shows "meat" in the store front, with rendering in the rear section. The 1910 city directory lists "The Royal Market" - R. Stuart & Son" - as south of the post office (204). It also lists "Seton Dental Office" on the second floor at 208 ½ South Iowa Avenue (pg 13B). The 1917 Sanborn Map shows "grocery & meat".

Evening Journal, April 26, 1913, page 37 – Royal Market – meats, vegetables, fruits, and groceries – refrigerator – largest of kind in Iowa – insure produce fresh – buy all kinds of farm produce – interior photo

Kurtz & Dankwart – moved one door south of present location (204 S. Iowa) in 1917 (one door south is express office, so likely here - 208 S. Iowa) – Kurtz took over – moved to 204 S. Iowa nine years ago (1924) – Frank and Boice Kurtz – meat market – also line of groceries

The 1926 City directory then lists Dick's Second Hand Store at 208 S. Iowa. The name shifted to Dick's Furniture Store by the 1935 city directory, and it continued to be listed here in the 1941 city directory. Richard (Dick) Paul Hayes are listed at 208 ½ South Iowa in 1935.

Washington Evening Journal, 60th Anniversary Edition, February 27, 1953, page 80 – Dick's Furniture Store – 28 years in business (1925) – 20 years (1933) in good beds, springs, and mattresses – cotton and innerspring – six standard size of mattresses

Owner Alberta Wagner sells the property to "The Christian House Association of Council Bluffs, IA" on May 2, 1937. Dick Hayes continued to live at 208 1/2 S. Iowa in 1941. On June 26, 1946 the "Christian House Association of Council Bluffs, IA" sold the property to Richard (Dick) Paul Hayes. Dick's Furniture Store continued to be listed here in the 1950s.

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On October 4, 1961, Richard (Dick) Paul Hayes & wife sold the property to Donald D. & Ethel V. Dayton.

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.

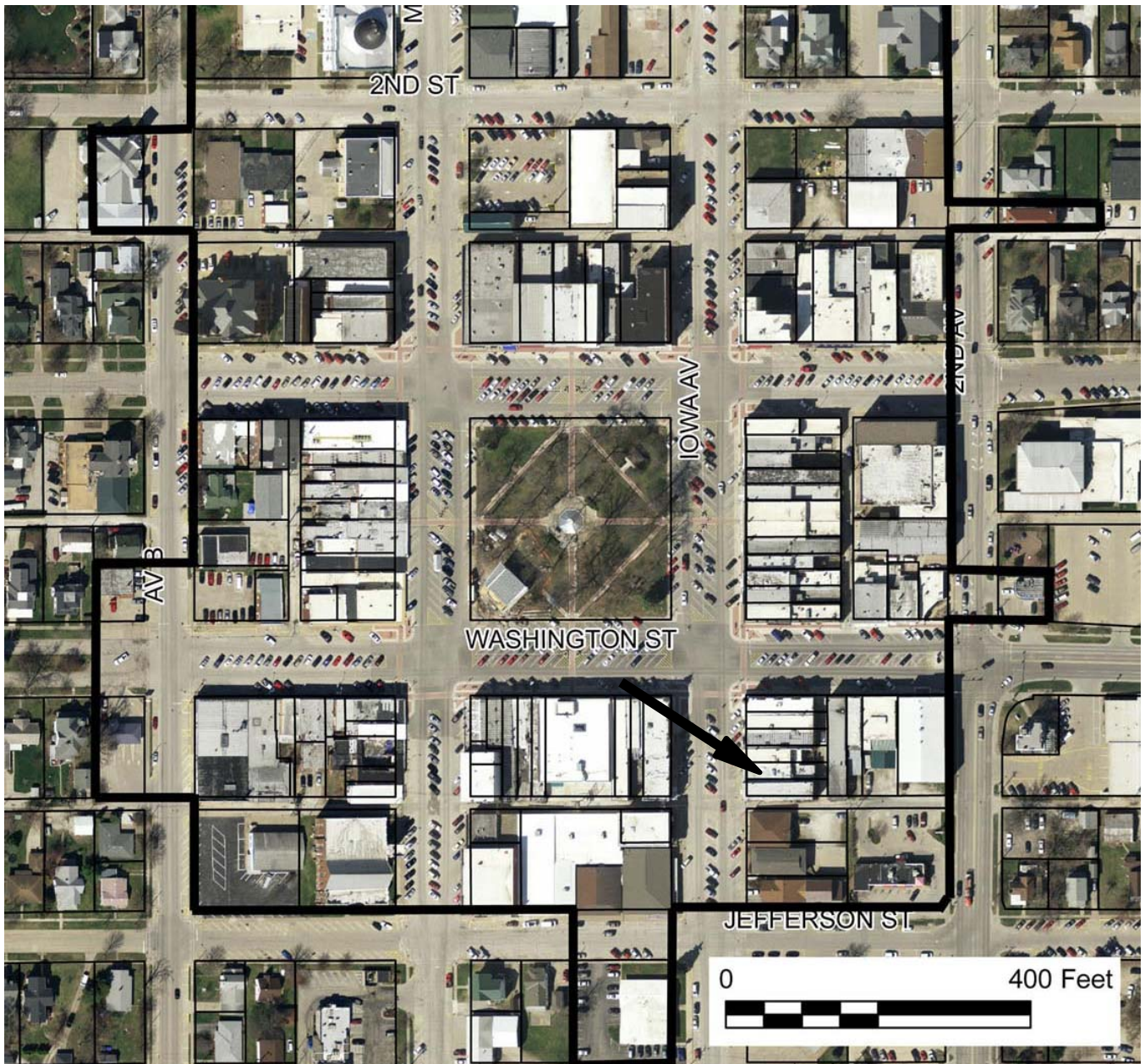
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Name of Property	Washington County
Address	Washington City

Location map



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

Iowa Site Inventory Form Continuation Sheet

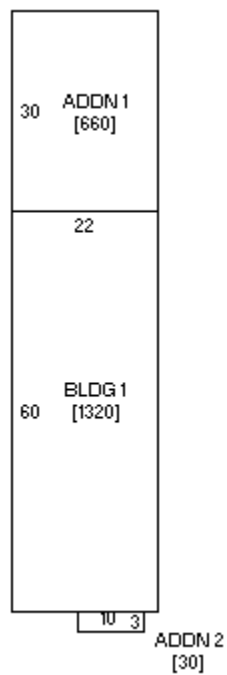
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Building plan (from assessor's website)



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Wagner Building

Washington

Name of Property

County

208 South Iowa Avenue.

Washington

Address

City

Historic images



Building in 1971 (Wagner 1971)

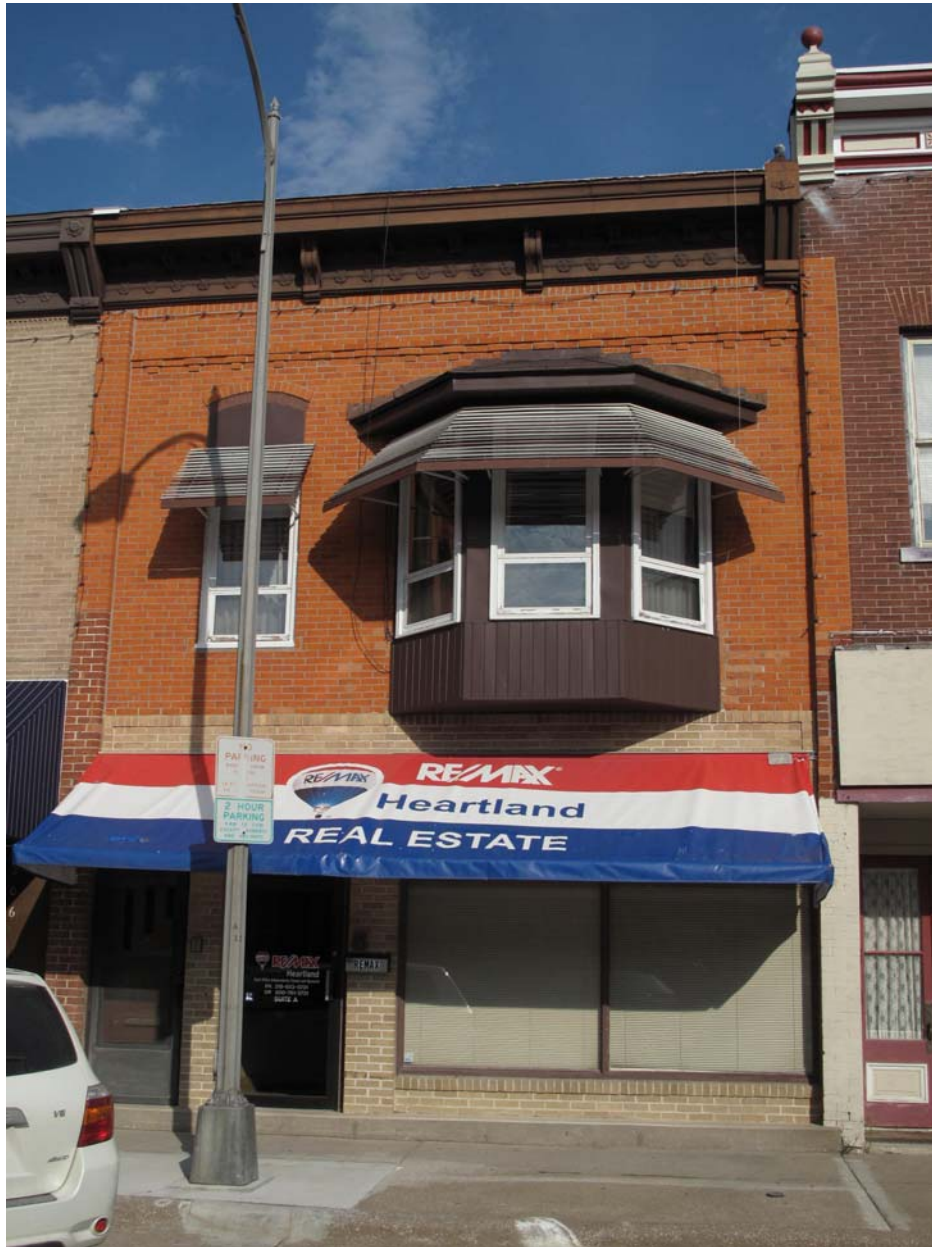
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Digital photographs



Photograph 92-00520-001 - West elevation, looking east (McCarley, September 20, 2011)

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Wagner Building

Washington

Name of Property

County

208 South Iowa Avenue.

Washington

Address

City



Photograph 92-00520-002 - Detail of west elevation, looking east (McCarley, September 20, 2011)