

# Site Inventory Form

State Historical Society of Iowa

(November 2005)

State Inventory No. 92-00569

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 Triune Block

other names/site number Downtown Survey Map # DT- 036

## 2. Location

street & number 208 – 212 S. Marion 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) 18 Lot(s) 4 – W 42' of C 63' (parcel C)

## 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)

11D01 pharmacy (208); 04F Post Office (210)

10E01 Express Office (212); 02G restaurant

03A Meeting Hall/Masonic Temple (210 & 212)

Current Functions (Enter categories from instructions)

11D03 doctor or dentist's office

02E08 beauty salon

99 vacant/not in use (2nd, 3<sup>rd</sup>)

## 7. Description

Architectural Classification (Enter categories from instructions)

09F05: Commercial / brick front

05B: Italianate

Materials (Enter categories from instructions)

foundation 04 Stone

walls (visible material) 03 Brick

roof 15 - Synthetics

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 – 212 S. Marion Avenue  
City Washington

Site Number 92-00569  
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 1872  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, volunteer Rebecca L. McCarley, consultant, Davenport  
organization Washington Historic Preservation Commission date November 30, 2011  
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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Triune Block	Washington
Name of Property	County
208 – 212 S. Marion Avenue	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.*

**Triune Building - 208-212 S. Marion Avenue** - State #92-00569 - Map #108 ~ 1 contributing building (A and C) - 1872 - Italianate

Historic information:

- 1872 - Triune Building built for Chilcote, McKee, and Wilson - 208 for drug store expansion (125 W. Wash), 210 for post office, 212 for express office
- 1885 - 210: Chilcote & Cook drug store (rear room), 210: harness shop, 212: meat market, 3rd story - Masonic Lodge (1872-1891); 208: continued as expansion space for drug store at 125 W. Washington until 1960s;
- 1880 - Masons noted in post office building
- 1891-c.1908 - 210 & 212: part of Washington Carriage Factory; c.1909-c.1913 - part of J.F. McNamara & Son - undertaking/furniture at 121 W. Washington; 1917 - 210: auto sale, 212: vacant
- 1926 - 212: Arthur Plumbing, Jurgling Tin Shop; 1931 - 212: Dr. Ried & Ried - veterinarians; 1941 - 210: Dr. F.E. Reid, veterinarian
- 212: c.1935-1996 - Maid Rite Sandwich Shop
- 210: 1952 - Raberta Beauty Salon, 1956 - Dayton Beauty Salon, 1964 - Crown of Beauty Salon, Ken's Barber Shop
- 2012 - chiropractor (208), Hair Etc (210), Cornerstone Construction Company (212)

Architectural information:

- Height: 3 story
- Walls: brick
- Storefront: c.1950s remodel (212), later remodels (208 and 210)
- Windows: 1/1 wood - some covered, some replaced
- Architectural details: arch windows with brick hoods, brickwork on cornice, oriel windows
- Architect/Builder: -
- Modifications: Historic: 1910s - added oriel windows; Non-historic: storefront remodels

## 7. Narrative Description

This is a three story, three storefront, brick commercial Italianate building. Each storefront (208-210-212) is two bays in width, creating an overall six bay building. It has a stone foundation and stone thresholds running the length of the store fronts at 208 and 210. Concrete has replaced the stone threshold at 212. The 208 storefront is glass and aluminum, the 210 storefront is glass and wood, and the 212 storefront is glass and brick. All date to remodeling efforts in the 20th century. There are three entry doors, each located in the center of the respective store fronts. Brick pilasters separate the three store fronts. The upper story double-hung windows are arched with a keystone, and oriel windows have been added on the second story. The cornice has two bands of brick decoration. The facades of the 210 and 212 sections of the building are painted, and the 208 section is unpainted.

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The building faces Marion Avenue to the west. The storefront at 208 has a central steel entry door flanked by two store front windows in aluminum frames. The store front at 210 has a wood entry door between two store front windows framed in wood, with wood bulkheads below the windows. The 212 store front has a central entry door with a small window on either side. The remainder of the store front is tan brick. The second stories of 210 (middle) and 212 (south) each have a wood and glass oriel window consisting of a wide central window and two side windows set at approximately a 45° angle to the center one. They appear to have been added to the building at the same time, likely in the 1890s. To the left of each oriel window there is one additional double-hung window. All these windows are covered on the exterior by board. The 208 (north) section has one original double-hung window and a double-hung window installed when its oriel window was removed. The 1971 photograph shows that the oriel window was of a different, later style than the south two windows. The third story has two double-hung windows in each of the three sections of the building. These arch windows have double-hung wood sashes with an arched, fixed window above the double hung portion in the 208 section. The windows have arch brick hoods with a stone keystone and a stone sill.

The south side of the building is visible from the alley. There is a basement entry stairway on that side, and an entry door to the main story at the southeast corner of the building. There is some paint from the first story to the second indicated a former staircase. The second story has a wide wooden double door approximately near the center of the the wall, and two windows, one near the east corner and the other near the west corner. Both windows are filled with brick. The third story has two windows over the second story windows, and another wide central opening over the second story doorway. These third story openings are also filled with brick. There are three iron brackets set into the brick wall just east of and slightly below the second story central door, each bracket about two feet wide and 14 inches high. There are two rows of evenly spaced mortar patches, each about two or three inches wide and eight inches high, along the south wall above the windows. These patches run the length of the side of the building.

The east (rear) side of the building is visible at the second and third story, and is clad with corrugated steel siding. There are openings in the siding in the 208 section to allow for small metal frame windows. There are no openings in the siding on the 210 and 212 sections. The east wall of the first story is covered by the one story rear of another building which faces north.

Store fronts and first story interiors all show evidence of repeated remodeling. The second and third story interiors, however, appear to have changed very little since construction. Documents and a calendar found on the second and third story date from the mid 1950s, as do the newspaper drawer liners. The second story interior, used for painting carriages during the 1890s, is currently arranged as living quarters. It appears that there were two apartments, one with five rooms and a bathroom, and the other with only two rooms and a half bath. The window trim and doors are consistent with the style used in the early years of the 20<sup>th</sup> century. The lighting fixtures are gas/electric combination. Access to the third story is by an interior staircase from the second story. The third story wall arrangement is

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consistent with that of a lodge hall, with a small lobby area at the top of the stairs, a large kitchen and dining area across the rear of the building, a restroom, and one small ante room adjacent to a large room approximately 40' by 18' which spans the front of the building. The window trim on the third story is painted grain, and has a thick, deep profile. The ceiling on the third story is 13 feet high, with windows which begin just about the mop board and rise about 11 feet. The lodge is located over the 210 and 212 sections of the building.

## 8. Narrative Statement of Significance

The Triune Building appears to contribute historically to the Downtown Washington Historic District, which is currently in the process of being researched and nominated. The building falls within the core part of the downtown district, half a block south of the central square. The building contributes to the historic commercial significance of the historic district, as further noted below. The building is among approximately two dozen buildings that date to construction prior to 1885 within the district. Though the storefronts have been remodeled and the upper story windows are covered, the building retains sufficient integrity to contribute to the historic district. The overall form, massing, and brick detailing on the building is intact. The windows retain arch hoods with key stone characteristic of the Italianate style. The historic addition of oriel windows on the second story follows a significant trend within downtown Washington repeated on several other buildings.

Two brief notices in the *Washington Press*, the first one dated June 26, 1872 indicate "Dr. Chilcote, Dr. McKee, and Wilson & Wallace are going to build in the rear of Chilcote's drug store, a triune two-story brick building, business rooms below, and city hall above. It will be 40 odd feet deep." The second notice dated September 11, 1872, says, "The triune block south of Chilcote & Cook's drug store is nearly up. The north room will be used by the above firm; the next will probably be occupied by the Postoffice, and the Express office goes into the south room. The Free Masons have rented the hall for a lodge." The discrepancy between the June news item which refers to a two story building and the presence of a three story building on the 1885 Sanborn map may be explained by the fact that J.H. Chilcote, a brother of Dr. Chilcote, and William Wilson, Jr., an investor, were officers in Washington Lodge No. 26 A.F. & A.M. (Masonic Lodge), the first occupants of the third story. The Masons purchased the 210 and 212 sections of the building in 1872 and 1874 respectively. They sold both sections to S.C.H. Ritner in 1891.

Investor Alexander W. Chilcote, owner of the 208 (north) portion of the building, operated a drug store in an adjacent building at the southwest corner of the square (125 W. Washington). He used his portion of the Triune Block to expand his drug store. Sanborn maps show that it was used for drugs in 1885, and then for paint and wall paper from 1892 until 1943. During the period that the 208 portion of the Triune Block served as an expansion of the drug store, it was operated by W.E. Chilcote & Bro. (1872), Chilcote, Cook, & Co. (1874), Chilcote & Cook (1877 - 1885), Cook & Sherman (1906 - 1910), Sherman (1924 - 1931), Sherman Bros. (1932 - 1935), and Pioneer Drug Store (1937 - 1956). Following the

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closure of the drug store, the space continued to be used as an interior decorating store. It is currently occupied by a chiropractor.

The center section, 210, was owned by Joseph McKee, the head of Washington Academy. McKee sold it to Washington Lodge No. 26 A.F. & A.M. in December of 1872. This section's main floor served first as Washington's post office. According to the Sanborn map, 210 was used as a harness shop in 1885. The 212 portion of the building, built by businessmen William Wilson, hardware store owner, first housed an express office. This portion of the building was sold to Washington Lodge No. 26 A.F. & A.M. in February, 1874. The storefront served as a meat market (1885 Sanborn Map), and then was part of the Washington Buggy Company.

The Washington Buggy Factory purchased the 210 and 212 sections of the building in 1891. The company also occupied a building across the alley to the south, and Sanborn maps of 1892, 1897, 1902, and 1909 show a two story structure spanning the alley between the two buildings. The 1917 Sanborn map does not show the structure, but covered stairs remain on the south side of the building though 1931. Sanborn maps of 1892, 1897, and 1902 show that the buggy factory used the first story of 212 S. Marion as a ware room, the second story for painting, and the third story for storage. According to the Sanborn maps, 210 was used for buggies on the 1892, 1897, and 1902 maps.

On the 1909 Sanborn map, 210 and 212 are furniture storage areas and have doors providing access from the rear of the building to the rear of the furniture store at 121 W. Washington, occupied by J.F. McNamara & Son, furniture store and undertakers. An ad in April 1912 of the Washington Journal advertises J.F. McNamara & Son Undertakers at 212 S. Marion Ave. Carriage painting is still listed as the second story business. On the 1909 Sanborn map, 212 S. Marion is a furniture storage area and has a door providing access from the rear of the main story store front to the rear of the furniture store in a neighboring building. By 1917, McNamera relocated, with a grocery at 121, and 210 was listed as "auto sales" and 212 was vacant.

Businesses have not been identified in 210 in the 1920s or 1930s, and the 1931 Sanborn map continues to show a door into the rear of 121 W. Washington from 212. Thus, they may have continued to provide additional space for businesses in this storefront. In 1931, Wells-Crail Co Dry Goods was in 121 W. Washington, and in 1934 Thomassen's Food Market was established here, later moving. The 1926 telephone directory lists both Arthur Plumbing and the Jurgling Tin Shop at 212 S. Marion. It was the office of Drs. Ried and Ried, veterinarians in 1932. Dr. F.E. Reid, veterinarian, occupied the 210 space in 1941. The RaBerta Beauty Salon was there in 1952, followed by the Dayton Beauty Salon in 1956. The Raberta Beauty Salon was operated by Ray and Bertha Minick at 110 S. Iowa from 1933 to the 1940s as a combined beauty salon and barber shop. In 1951, Don and Ethel Dayton bought the business, and it appears that it was then moved to this location with the name subsequently changed (*Washington Evening Journal*, 60<sup>th</sup> Anniversary Edition, February 27, 1953, 107). In the 1964 city directory, there were two businesses listed here, Ken's Barber Shop and The Crown of Beauty Salon. It is currently occupied by a beauty shop.

Iowa Department of Cultural Affairs  
State Historical Society of Iowa  
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In 1935, the Maid-Rite Sandwich Shop occupied 212 S. Marion, and it remained in business there until 1996.

*Evening Journal* – Washington County Centennial Celebration – July 1936 - page 75 – Maid Rite Shop – Ray Box – proprietor – bought in September 1935

*Evening Journal* – Centennial Celebration – August 1939, page 87 – The Maid-Rite Shop – Ray Box, proprietor - \$.30 plate lunch, fountain service, freezer-fresh ice cream, short orders – make own ice cream

*Washington Evening Journal*, 60<sup>th</sup> Anniversary Edition, February 27, 1953, page 80 – Maid-Rite Sandwich Shop – just off southwest corner of square – delicious Maid-Rite sandwiches, soups, salads, ice cream, pie, cake, donuts, and drinks – including malts and shakes

Bicentennial Edition, *Evening Journal*, July 1, 1976 page 91 – Ken’s Maid-Rite – 212 S. Marion – Ken and Letha Peters – last 11 years – photo of storefront

Bicentennial Edition, *Evening Journal*, July 1, 1976, page 126 - Maid-Rite Sandwich Shop – 212 S. Marion – ground beef sandwiches – plate lunches and pies

This portion of the building is currently the office of Cornerstone Construction Company.

### 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.

History of Washington County, Iowa, pg. 557 – 559. Union Historical Company, Des Moines. 1880.

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.

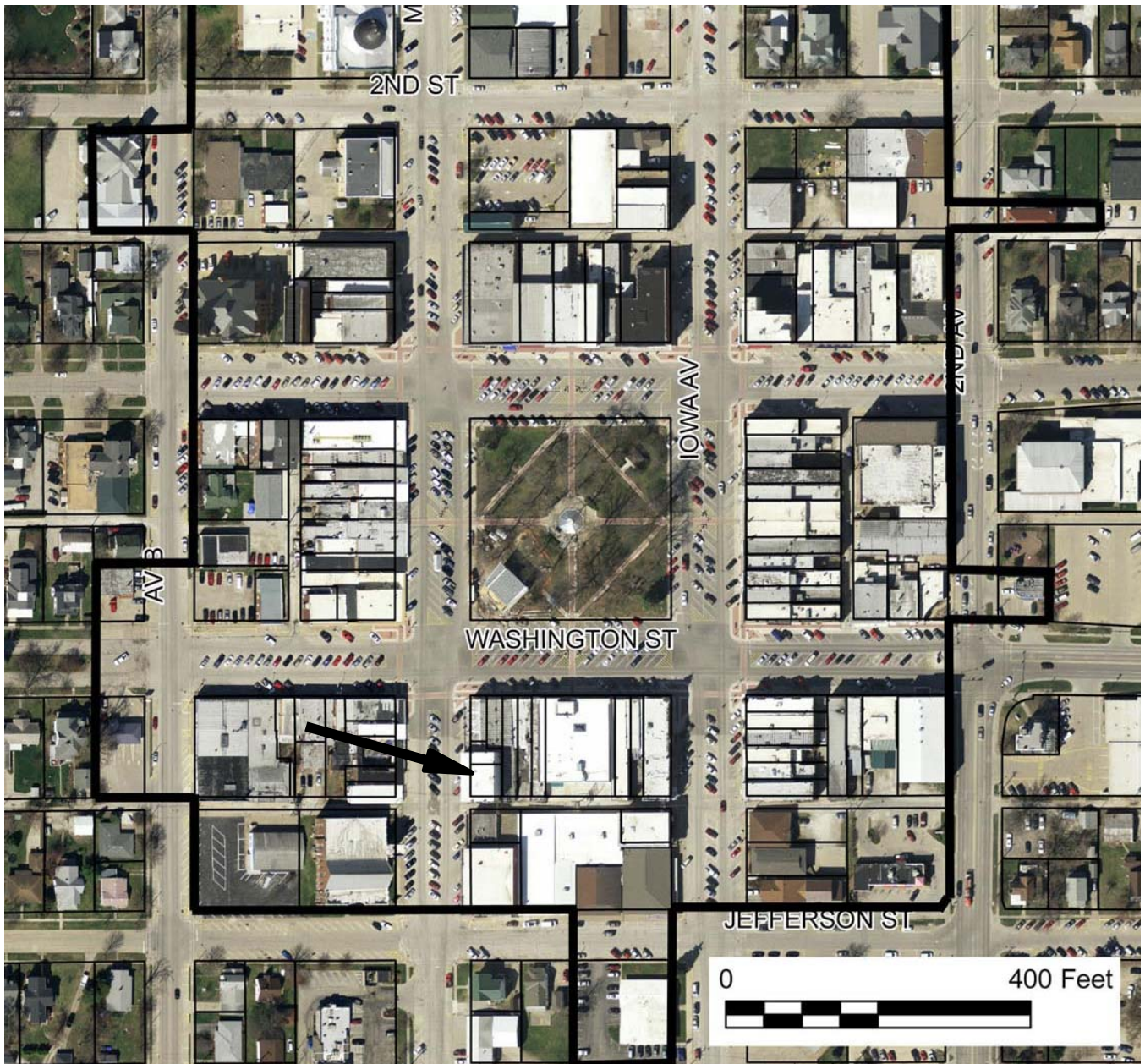
Wagner, William (Des Moines architect). Photographs taken of downtown Washington in 1971. In collection of Washington Historical Society, Washington, Iowa.

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## Location map



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



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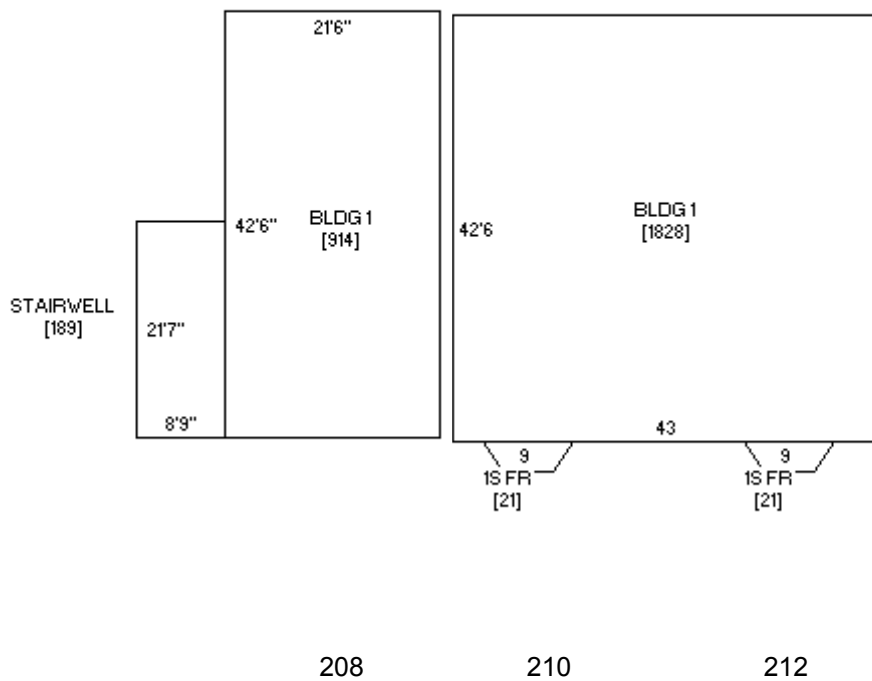
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### Building plan (from assessor's website)

(no space between two portions of building)



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## Historic images



Building in 1971 (Wagner 1971)

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## Digital photograph



Photograph 92-00596-001 - West and south elevations, looking northeast (McCarley, September 20, 2011)

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Photograph 92-00596-002 - West elevation, looking east (McCarley, September 20, 2011)

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Photograph 92-00596-003 - West elevation, looking east (McCarley, September 20, 2011)

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Photograph 92-00596-004 - South elevation, looking northeast (McCarley, September 20, 2011)