

Site Inventory Form

State Historical Society of Iowa

(November 2005)

State Inventory No. 92-00661

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 Washington Telephone Company

other names/site number Downtown Survey Map # DT- 083

2. Location

street & number 112 North Second Ave.

city or town Washington

vicinity, county Washingt

Legal Description: (If Rural) Township Name _____ Township No. _____ Range No. _____ Section _____ Quarter of Quarter _____

(If Urban) Subdivision Original Plat Block(s) 10 Lot(s) S 32' Lot 4 & S 32' Lot 3

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>2</u>	—	buildings
—	sites	—	—	sites
—	structures	—	—	structures
—	objects	—	—	objects
—	Total	<u>2</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)

10E05 Telephone Company facility

Current Functions (Enter categories from instructions)

01B02 Apartment Building

7. Description

Architectural Classification (Enter categories from instructions)

07E02: Early 20th century / Craftsman

Materials (Enter categories from instructions)

foundation _____

walls (visible material) 03 Brick

roof 16 Clay tile

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 112 North Second Ave.
City Washington

Site Number 92-00661
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 1916 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 Michael Kramme, commission member Rebecca L. McCarley, consultant, Davenport
organization Washington Historic Preservation Commission date April 6, 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>Washington Telephone Company</u>	<u>Washington</u>
Name of Property	County
<u>112 North Second Ave.</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.

Washington Telephone Company - 112 N. Second Ave - State #92-00661 - Map #28 ~ 2 contributing buildings (A and C) - 1916 - early 20th century / Craftsman

Historic information:

1916-1929 - Washington Telephone Company

1929-1956 - Iowa Continental Telephone Company (merged into General Telephone Company of Iowa in 1956 - offices moved)

1960s - apartments

2012 - apartments

Architectural information:

Height: 2 story

Walls: brick veneer

Windows: 1/1 windows (replaced/smaller)

Architectural details: "Telephone Building" plaque, wide eaves with brackets, tile roof, arch dormer

Architect/Builder: -

Modifications: Historic: 1920s garage built, Non-historic: front entry vestibule added

1920s garage - tile block garage/shop with brick veneer built on rear of lot

7. Narrative Description

The Washington Telephone Company is a two-story brick building with Craftsman/Mission details. The building faces 2nd Avenue to the west. The entry vestibule is a later addition and clad in vinyl siding. The original entry is within this vestibule, and its decorative lintel with the WTC initials is visible above the addition. A name plate is found to the south of the lintel with "Telephone Building" on it, between the first and second stories. The three first-story windows and four second-story windows have stone sills and soldier brick lintels. The windows have been replaced with smaller double-hung units. The wide eaves of the roof are supported by five large triangular brackets. The roof retains its red clay tiles. The arch dormer with three-light arch window is centered on the roof.

The south side extends along the alley. Eight double-hung windows of the same replacement style with soldier brick lintels and stone sills are found on each story. Brackets are found at either end of the wide eaves of the roof. The north side faces a residential property to the north. Exterior stairs (fire escape) for the second story apartments have been enclosed in a vinyl-clad addition on this side. An earlier side entry has been converted to a window, and two first-story windows and one second-story window remain in the original brick walls. The east end has a small one-story vinyl-clad addition as well. The west (rear) has an enclosed entry vestibule addition clad in vinyl siding. Two first story windows are

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located to the north of this rear addition. The second story has a double window opening, small (bathroom) window, and regular window. Details of these windows are the same as on other elevations. A large bracket is found at each end of the wide eaves on this side as well.

A one-story brick garage/shop building sits at the east end of the lot behind the telephone company building. The garage has been converted to a residential unit, so the garage door on the west side has been converted to an entry and set of three large windows. An entry vestibule has also been added on this building, clad in vinyl siding. The south side along the alley has three segmental arch double-hung windows. A side entry or larger window has been filled in with brick. The north side has one segmental arch double-hung window and two modified window openings. The east (rear) side has two shrunken segmental arch windows and two modified window openings.

8. Narrative Statement of Significance

The Washington Telephone Company building appears to contribute historically and architecturally to the Washington Downtown Historic District. The garage/shop building also contributes historically to the district.

In the 1910 city directory, the Washington Telephone Company was listed at 116 1/2 S. Iowa Avenue, on the second story of a building on the east side of the square. On January 12, 1916, the Wallace family sold the south 32 feet of lots 3 and 4 to the Washington Telephone Company. They then built this two-story building, which is shown here on the 1917 Sanborn map. The 1926 city directory lists the Washington Telephone Company at 112 N. 2nd Avenue. By the 1931 map, a tile block garage and shop with brick veneer was built at the east end of the property, on the south portion of Lot 3.

1894 – Thomas Dupuis and son – previously installed some telephone – granted franchise to build and operate phone exchange – Washington Telephone Company – Dupuis, L.D. Robinson, and D.H. Logan - \$10,000 capital – constructed began June 1, 1894 – leads over top of buildings around square – equipment by Western Telephone Construction Co – began operations on November 6, 1894 – 49 subscribers – rebuilt part of system in 1896 (Burrell 1909, Vol. 1: 421)

1897 – Washington Telephone Company – L.D. Robinson and W.A. Wilson bought all stock – nearly 200 subscribers – rebuilt whole system – pole leads – 3,000 feet of cable – more office equipment – October – begin to build lines to 11 towns in county – cost of \$10,000 (Burrell 1909, Vol. 1: 421)

1903 – Washington Telephone Company incorporated - \$60,000 capital - stockholders were L.D. Robinson, W.A. Wilson, E. G. Fox, H. M. Richer, Orville Elder, F. H. Smith, Dr. E. T. Wickham, F. L. Wilson. – additional stock of \$10,000 in May 1906 – add L. H. Wallace and Ralph Smith (Burrell 1909, Vol. 1: 422)

1907 – stock in Washington Telephone Company increased to \$100,000 – extensive improvements – rebuilt entire system – new cable – by 1909, 1,500 telephones in Washington Telephone Company and 149 phones in Washington Mutual Telephone Company – exchanges also in Brighton, Riverside, Kalona, West Chester, Olds, Haskins, Wayland/Coppeck, Ainsworth, Wellman, Keota, Richland – total of 4,187 on system (Burrell 1909, Vol. 1: 422)

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April 26, 1913 – *Evening Journal* – 20th anniversary edition - page 34 – Washington Telephone Company – 1,800 telephones – 4,500 subscribers in county – telephone supplies – photos of interior of building

25th anniversary edition, *Evening Journal*, April 3, 1926, page 23 – “Washington Telephone Co.” – local company – early 1890s – D.H. Logan and Thomas Dupuis – later L.D. Robinson and W.A. Wilson – incorporated and expanded – F.G. Moore, president; Lloyd Morrison, secretary and treasurer – acquire stock – now actively in charge – up to 12,000 local calls in one day – as many as 225 long distance calls - photo notes it as the Washington Telephone Company Office Building and Exchange

25th anniversary edition, *Evening Journal*, April 3, 1926, page 55 – Washington Telephone Company – photo – independent company – 2,187 subscribers – Fred G. Moore, president and general manager – Loyd (Lloyd) F. Morrison – secretary and treasurer

On November 30, 1929, the property was sold from the Washington Telephone Company to the Iowa Continental Telephone Company, as the telephone company was also bought. The Iowa Continental Telephone Company is then listed here in directories in 1932, 1935, 1941, 1952, and 1956. The 1943 Sanborn map continues to show the two-story building primarily on the south portion of Lot 4 for the Iowa Continental Telephone Company, with the second building - the one-story garage and shop - on the east portion of the south part of Lot 3.

Evening Journal, Progress Edition, October 1933 - Iowa Continental Telephone Company – 112 N. 2nd Ave – photo

Washington Evening Journal, 60th Anniversary Edition, February 27, 1953, page 56 – Iowa Continental Telephone Company

The Iowa Continental Telephone Company is still listed here in 1956. In that year, they became part of the General Telephone Company of Iowa, and the offices were moved. This building was then converted to apartments.

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

Sanborn Map Company. “Washington, Iowa,” Sanborn fire insurance maps. Pelham, NY: Sanborn Map Company, 1885, 1892, 1897, 1902, 1909, 1917, 1931, 1943.

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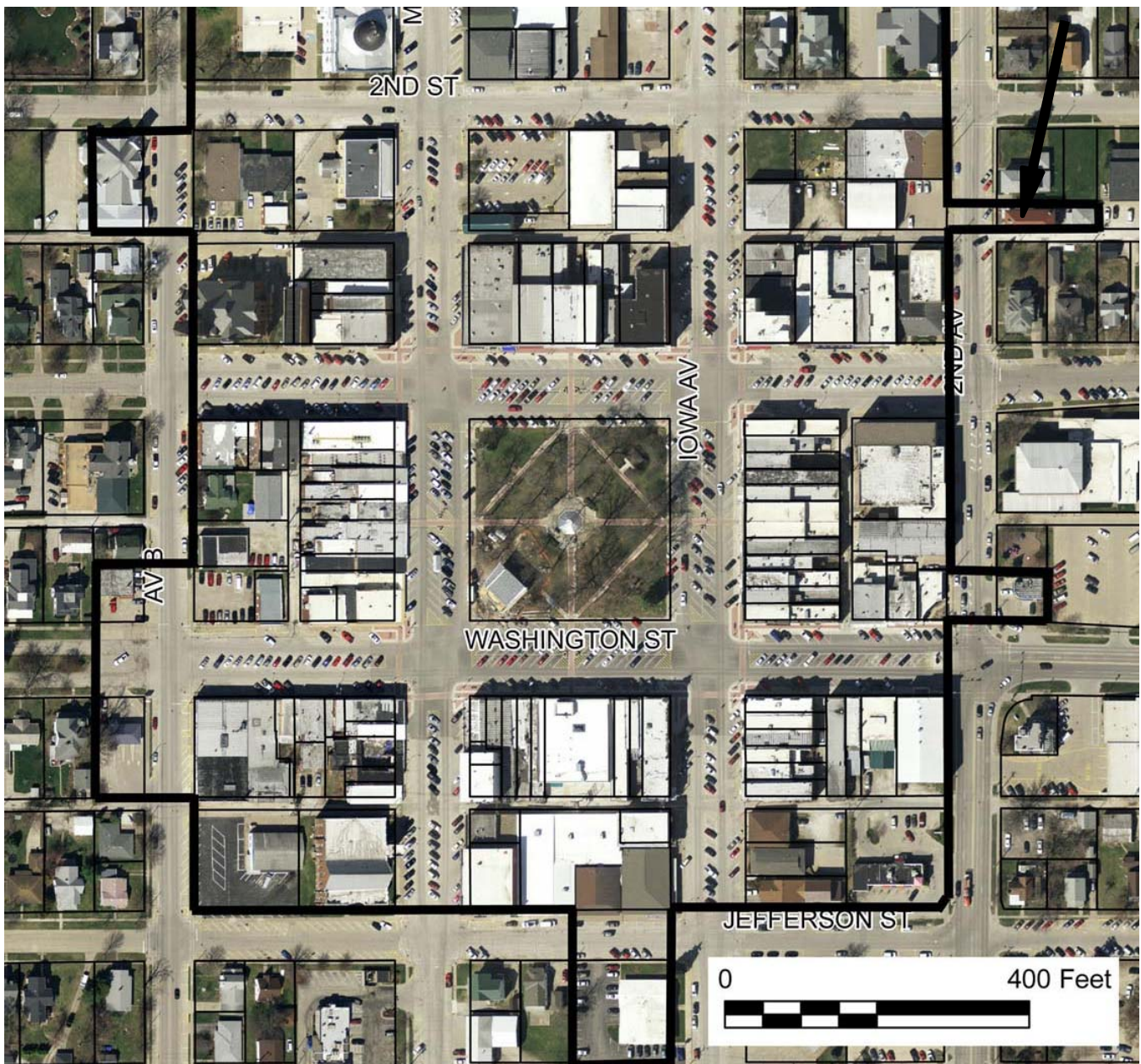
112 North Second Ave.

Address

Washington

City

Location map



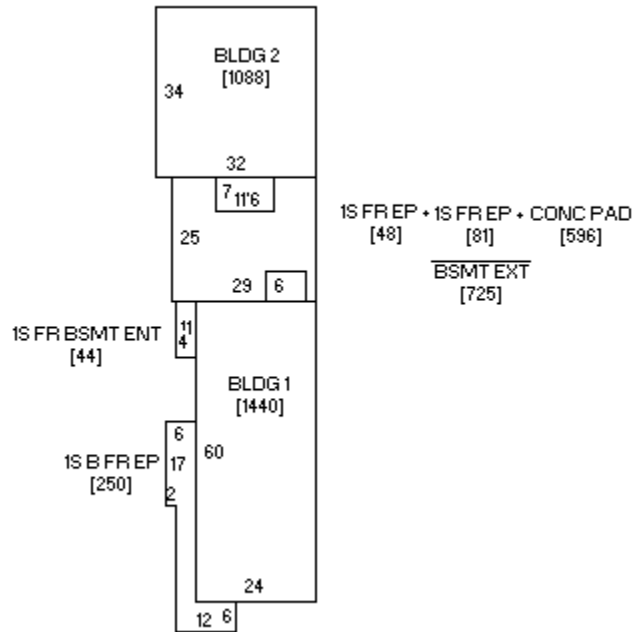
2009 aerial photograph (Washington County) – line indicates survey/research area boundary

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Building plan (from assessor's website)



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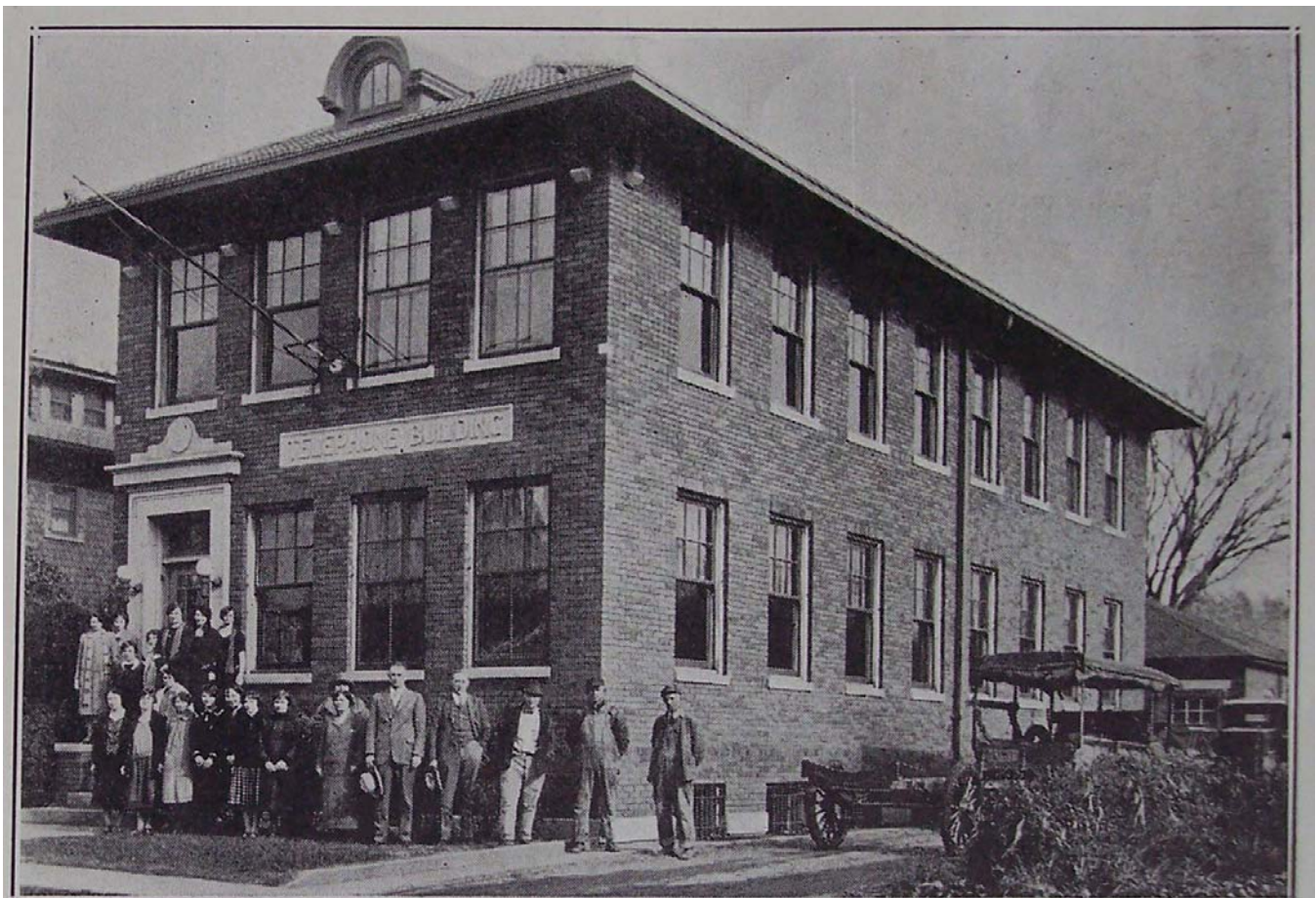
112 North Second Ave.

Washington

Address

City

Historic images



● Telephone Exchange Building, 112 North Second Ave. ●

October 1933 centennial edition of *Journal*
(same photo as appeared in April 3, 1926 edition, p55)

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Digital photographs



Photograph 92-00661-001 - West and south elevations, looking northeast (McCarley, September 20, 2011).

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Photograph 92-00661-002 - Detail on west elevation, looking northeast (McCarley, September 20, 2011).

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Photograph 92-00661-003 - Detail on west elevation, looking northeast (McCarley, September 20, 2011).

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Photograph 92-00661-004 - North and west elevations, looking southeast (McCarley, September 20, 2011).

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Photograph 92-00661-005 - South and east elevations, looking northwest (McCarley, September 20, 2011).

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Washington Telephone Company

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Photograph 92-00661-006 - East and north elevations, looking southwest (McCarley, September 20, 2011).

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Photograph 92-00661-007 - West and south elevations of converted garage, looking northeast (McCarley, September 20, 2011).

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Photograph 92-00661-008 - South and east elevations of converted garage, looking northwest (McCarley, September 20, 2011).

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Washington Telephone Company

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Photograph 92-00661-009 - North elevation of converted garage, looking south (McCarley, September 20, 2011).