

# Site Inventory Form

State Historical Society of Iowa

(November 2005)

State Inventory No. 92-00578

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 Fields Motor Company

other names/site number Bud's Garage, Downtown Survey Map # DT- 118

## 2. Location

street & number 111-123 Second Stret

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) 9 Lot(s) Lot 1 N ½ (66') and Lot 2 N ½ (66')

## 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

<u>1</u>	buildings	-	<u>1</u>	buildings
-	sites	-	-	sites
-	structures	-	-	structures
-	objects	-	-	objects
<u>1</u>	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)

02E01 Auto Showroom

02A10 Daycare

14D09 Automotive service or repair

02G01 Cafe

## 7. Description

**Architectural Classification** (Enter categories from instructions)

**Materials** (Enter categories from instructions)

09F: Commercial

foundation \_\_\_\_\_

walls (visible material) 05F Metal - Steel

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 111-123 East Second St.  
City Washington

Site Number 92-00578  
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)

\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**

Construction date 1920s  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 \_\_\_\_\_

Minnick & 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 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: \_\_\_\_\_

# Iowa Site Inventory Form Continuation Sheet

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<u>Fields Motor Company</u>	<u>Washington</u>
Name of Property	County
<u>111-123 East Second St.</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.*

**Fields Motor Company - 111-123 E. Second St** - State #92-00578 - Map #30 ~ 1 non-contributing building (clad) - c.1916, c.1924, 1990s - early 20th century commercial

Historic information:

- 9-1915 - property bought by E.P. & J.E. Foss - building at 111-113 built in 1915-16 (on 1917 map), building at 121-13 built by Minnick & Son for Foss in 1917-18
- 111-113: c.1916-1930s - garage/shop, 1932 - Thompson Used Cars (111), Fenn Service (113), 1935 - Sorrell's Auto Parts (111), Richardson Transfer Company (113)
- 115: 1930s-40s - OK Tire Shop
- 121-123: 1924-1944 - Bud's Garage (J.W. "Bud" Fields)
- 111-123 (as 117): 1945-1950s - Fields Motor Company (J.W. "Bud" Fields), 1960s - Perdock Olds-Cadillac, 1980s - Sears
- 2000 - Liquitec Engineering (117), Lending Hands Day Care (123)
- 2012 - Linda Lou's Diner (117), Red Bear Day Care (123)

Architectural information:

- Height: 1 story
- Walls: block - concrete (123), tile (117)
- Storefront: -
- Windows: -
- Architectural details: -
- Architect/Builder: Minnick & Son (contractor)
- Modifications: Historic: c.1945 - clad in stucco; Non-historic: 1990s - clad in metal siding

## 7. Narrative Description

The one-story structure has been recently re-clad in steel siding. All windows and doors have modern replacements. The building consists of a 115-117 (west) half and a 121-123 (east) half, which were combined and clad in stucco by Fields Motor Company. The combined building was then later clad in metal siding. Only the stucco of the upper section of the 117 section is exposed.

## 8. Narrative Statement of Significance

Fields Motor Company is counted as non-contributing in the Washington Downtown Historic District due to the current metal cladding. If this cladding were removed, it is recommended that the building be reassessed for its status in the district. Simple removal of the siding may expose the concrete block construction and stucco cladding, which may be sufficient to reclassify this building as contributing.

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The 1909 Sanborn map shows two houses on Lot 1 and a garage on Lot 2 in Block 9. The north halves of Lots 1 and 2 were sold by Hannah Alexander and husband to Roger G. Jones on September 11, 1908. This property was then sold to James Pathmel on December 18, 1909. The north halves of the two lots were then sold by Pathmel to E.P. and J.E. Foss on September 3, 1915. The Foss family continued to own both halves of both lots until 1944.

The 1917 Sanborn map shows the house at the corner at 121 N. 2nd Ave on the north half of Lot 1, and a garage/shop building constructed at 115-117 E. 2nd St on the north half of Lot 2. *The American Contractor* on August 4, 1917 (page 77) notes that a \$5,000, one-story, 60 by 66 foot garage was being built for \$5,000 at 2nd St and 2nd Ave from private plans by Minnick & Son for E.P. Foss. Excavation had begun at the time. This appears to be the corner building. The 1931 Sanborn map shows a concrete block corner building at 121-123 E. 2nd St on the north half of Lot 1, noted as auto repair and a machine and welding shop. A radiator shop is attached at 115 E. 2nd St in a one-story 10'-wide portion on the west side, adjacent to the earlier one-story garage/shop building, now renumbered as 111-113 E. 2nd Street. The 1943 Sanborn map shows the same footprint with a square corner building (121-123), 10' connector (115), and second square building (111-113).

The older portion of the complex at 111-113 has a number of identified business. The garage/shop here in the 1910s or 1920s has not been identified. In 1932, Thompson Used Cars is listed at 111 E. 2nd Street, and Fenn Service is listed at 113 E. 2nd Street. Sorrell's Auto Parts is listed at 111 E. 2nd St in 1935. Richardson Transfer Company is then listed at 113 E. 2nd St in the 1941 directory.

The hyphen portion is listed with an address of 115 E. 2nd Street. OK Tire Welding Co. is listed here in the 1935 directory, and OK Tire Shop is listed here in the 1941 directory.

The concrete block corner building at 121-123 served as the garage for J.W. "Bud" Fields from 1924 through the 1950s, with his business expanding into the building to the west. The 1926 city directory lists Bud's Garage at 123 E. 2nd St, and Fields Motor Maintenance is listed here in 1932. An ad for Bud's Garage in July 1936 includes a photograph of this building and notes that the business has been here since 1924. They offered auto repair, welding, and machine work. The same photograph and business were here in the August 1939 centennial edition of the *Journal* (page 43). On December 5, 1944, J.W. Fields bought 4/5 interest in the north halves of both lots (115-123 E. 2nd Street) from the Foss family, acquiring the remaining interest over the next couple months. The Fields Motor Company then appear to have occupied the full complex of buildings. They are the only listing for this location through the 1950s, with Fields Motor Company listed as 117 E. 2nd Street. An article on the history of the company in 1953 notes that J.W. "Bud" Fields had been in the same location since 1924, starting in the 60 by 60 foot corner building and now occupying the full 60 by 120 foot, with a rear addition of 60 by 64 feet for warehouse (see 115 N. 2nd Avenue, #92-00662). With the expansion and addition, the building facade had been stuccoed and new modern windows installed.

*Washington Evening Journal*, 60<sup>th</sup> Anniversary Edition, February 27, 1953, page 32 – Fields Motor Company – same location since 1924 – repair large semi-trucks and trailers – J.W. "Bud" Fields – one of few garages large

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enough to handle trucks – first dealer for GMC and Case – present Plymouth and Dodge dealership obtained in 1935 – start in 60 by 60 building – same location – now 60 by 120 – warehouse addition for storage of 60 by 64 – primary structure in concrete block – stuccoed exterior for new face – installation of new and modern windows also

By 1964, Perdock Olds-Cadillac is listed here, moving here from 110 E. Main. They would later move to the 200 block of W. Washington. J.W. Fields continued to own this property until his death in 1977. His estate transferred the property to Martha J. Fields in 1978. She sold it on December 23, 1987 to Ardie and Juanita Lovick. The Sears Catalog Store was at 123 E. 2nd Street in the 1980s. After they moved, multiple businesses again returned to this building. In 2000, Liquitec Engineering was at 117 and Lending Hands Day Care was at 123. Currently, Linda Lou's Diner is at 117 and Red Bear Day Care is in 123.

## 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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Name of Property

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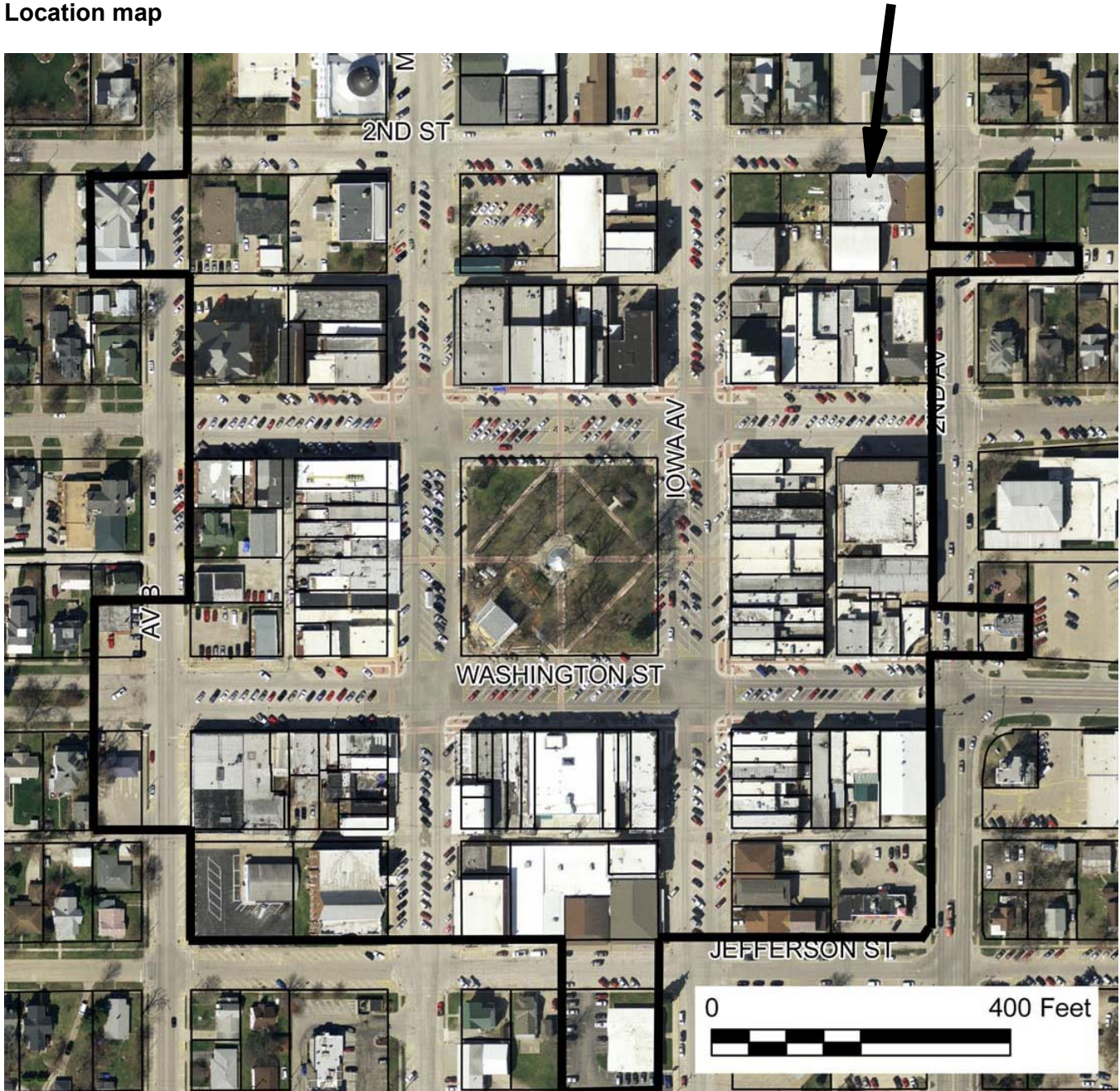
111-123 East Second St.

Washington

Address

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## 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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Washington

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**Historic images**



Dodge Passenger Cars-Trucks  
PLYMOUTH

*Since 1924*

Bud's Garage has been identified with auto repairing and all kinds of welding and machine work here since 1924. In the welding department both electric and acetylene types



*Evening Journal, July 1936, p21*



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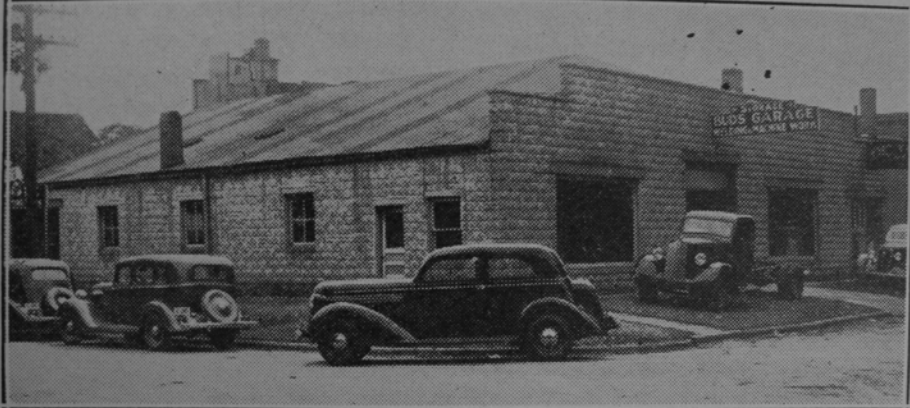
111-123 East Second St.

Washington

Address

City

**1924 MODEL T'S WERE QUITE THE CAR  
WHEN WE OPENED THIS GARAGE  
15 YEARS AGO!**

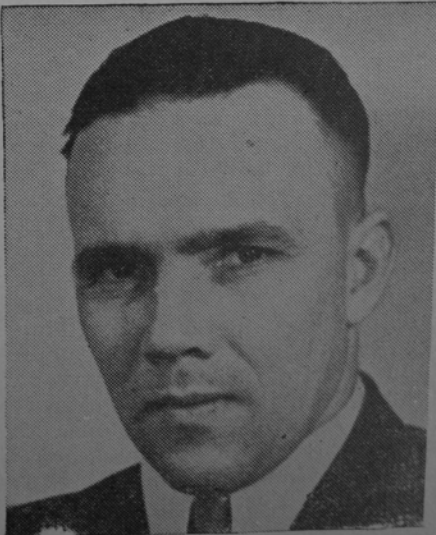


**WANTED!**

Here's a man who is wanted all over this trading territory because he's so handy with welding equipment, both acetylene and electric.

Recently he installed complete new electric welding equipment. If it's welding, bring it to Bud's.

**BUD'S  
GARAGE**



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## Digital photographs



Photograph 92-00578-001 - North elevation, looking southwest (McCarley, September 20, 2011)

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Photograph 92-00578-002 - North elevation of 117 section, looking southwest (McCarley, September 20, 2011)

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Photograph 92-00578-003 - East elevation, looking west (McCarley, September 20, 2011)