

# Site Inventory Form

State Historical Society of Iowa

(November 2005)

State Inventory No. 92-00546

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 Jenkins-Bailey Building

other names/site number Downtown Survey Map # DT- 133

## 2. Location

street & number 219 W. Main Street

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) \_\_\_\_\_ Lot(s) \_\_\_\_\_

## 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)

11D03 Health Care / medical office / doctor or dentist

Current Functions (Enter categories from instructions)

01B02 Domestic / apartment building

## 7. Description

Architectural Classification (Enter categories from instructions)

09F05 Commercial: Brick Front

Materials (Enter categories from instructions)

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 219 W. Main Street  
City Washington

Site Number 92-00546  
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 1900  check if circa or estimated date  
Other dates, including renovation c.1920

**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, Chair Rebecca L. McCarley, consultant, Davenport  
organization Washington Historic Preservation Commission date April 17, 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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Jenkins-Bailey Building	Washington
Name of Property	County
219 W. Main Street	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.*

**Jenkins-Bailey Building - 219 W. Main St** - State #92-00546 - Map #4 ~ 1 contributing building (A and C) - c.1900, c.1920 - Late Italianate

Historic information:

one-story built between 1897 and 1902 by Dr. E.R. Jenkins

- dentist Dr. McConaughey here in 1910

Jenkins owned jointly with two-story building to west (221-223) and west 1/3 (217) of building to east 1910s-60s - office - shared space with 217 tenant?

c.1920 - second story added (by 1931)

1932-1964 - listings for 219 1/2 (2nd story) but no 219 - c.1930-1940s - Dr. T.J. Pease, dentist;

c.1950-1960s - Dr. George Krogmeier, dentist (219 1/2)

2012 - apartments

Architectural information:

Height: 2 story

Walls: brick

Storefront: two entries and two 1/1 windows

Windows: 1/1 wood windows

Architectural details: segmental arch windows with stone sills, cornice with end brackets

Architect/Builder: -

Modifications: Historic: c.1920 - 2nd story added; Non-historic: -

## 7. Narrative Description

This is a two story brick commercial building. The first story brick on the facade ties into the building to the west, suggesting construction at the same time. The second story was then added at a later date. At the far left side of the facade of the building is a modern aluminum door leading to an enclosed stairway to the second floor. There are two wood one-over-one-light double-hung windows evenly spaced on the first story, and four similar windows on the second story. The west (right end) has a glass door to the first story. All the windows have segmental arch brick lintels and stone sills. There is a metal cornice with two brackets and minimal decoration.

# Iowa Site Inventory Form Continuation Sheet

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<u>Jenkins-Bailey Building</u>	<u>Washington</u>
Name of Property	County
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Address	City

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## 8. Narrative Statement of Significance

The Jenkins-Bailey Building appears to contribute historically and architecturally to the Downtown Washington Historic District.

On July 21, 1893, J.H. Laughead, owner of the three-story brick building to the east and all of Lot 2, sold the west 71' Lot 2 as well as the west storefront of the Kerchner Block at 217 W. Main (18') to E.R. Jenkins. The 1892 and 1897 Sanborn maps show a house at the west end of this block on this portion of the lot. The current building first appears on the 1902 Sanborn map as a one story building, at the same time as the two-story building to the west on the prior site of the house (two offices). Dr. E.R. Jenkins is noted in the Washington Journal of 1895 with his office address as "Kerchner Block" (likely 217 W. Main since he owned that portion), moving to 209 W. Main Street by 1910. The 1902 Sanborn map shows this one-story office adjacent to 217, and the 1909 Sanborn map shows the one-story building with a rear walkway to the rear of the adjacent three-story building at 217 W. Main, which Jenkins also continued to own. Jenkins sold the west 71' feet of Lot 2 (now including this building at 219 W. Main as well as the two-story building at 221-223 W. Main) to Marsh Bailey on December 12, 1918. He then also sold the 217 (west) portion of the Kerchner Block to Marsh Bailey on January 21, 1920. Bailey retained ownership then of the west 89' of Lot 2 until his death in 1946 when it was inherited by six sets of family members. Marsh W. Bailey was vice president of Washington National Bank in the 1920s, and its home in the former Farmers and Merchants Bank at 102 E. Main was known as the Bailey Building in the 1930s. Thus, it appears that this building was likely enlarged to two stories around 1919 after Bailey purchased the property or later in the 1920s. The 1917 map notes a 12 foot height, while the 1931 map notes two-stories with 25 foot height. The building is then the full width between the adjacent buildings, and it has a one-story rear section. The facade does not appear built in two phases and it appears to date to earlier than the 1920s, with segmental brick arch windows and stone sills similar to the c.1900 building to the west. The bricks of the first story tie into the two-story brick building to the west while the second story has a dividing line. This supports two phases of construction. Thus, the second story appears constructed in the earlier style of the first story and adjacent buildings to match, though added significantly later.

The 1910 city directory lists Dr. McConaughey, dentist as the occupant of 219 W. Main, then one-story building. No listings are then identified for 219 in subsequent years. With the connection on the Sanborn maps, it seems possible that the tenant in 217 to the east also used this building as office space, as they were jointed owned by Bailey. Dr. Charles Brown, chiropractor, was listed at 217 from the 1920s to 1940s, with Theodore Bailey's law office then listed here in 1952. This seems supported by listings for the second story - 219 1/2 W. Main Street - from 1932 into the 1960s, without any for 219 itself. Dr. T.J. Pease, a dentist, occupied the 219 1/2 address by 1932 and into the 1940s, followed by Dr. George Krogmeier, dentist, by 1952 through at least 1964 (telephone directories).

# Iowa Site Inventory Form Continuation Sheet

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Jenkins-Bailey Building

Washington

Name of Property

County

219 W. Main Street

Washington

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*

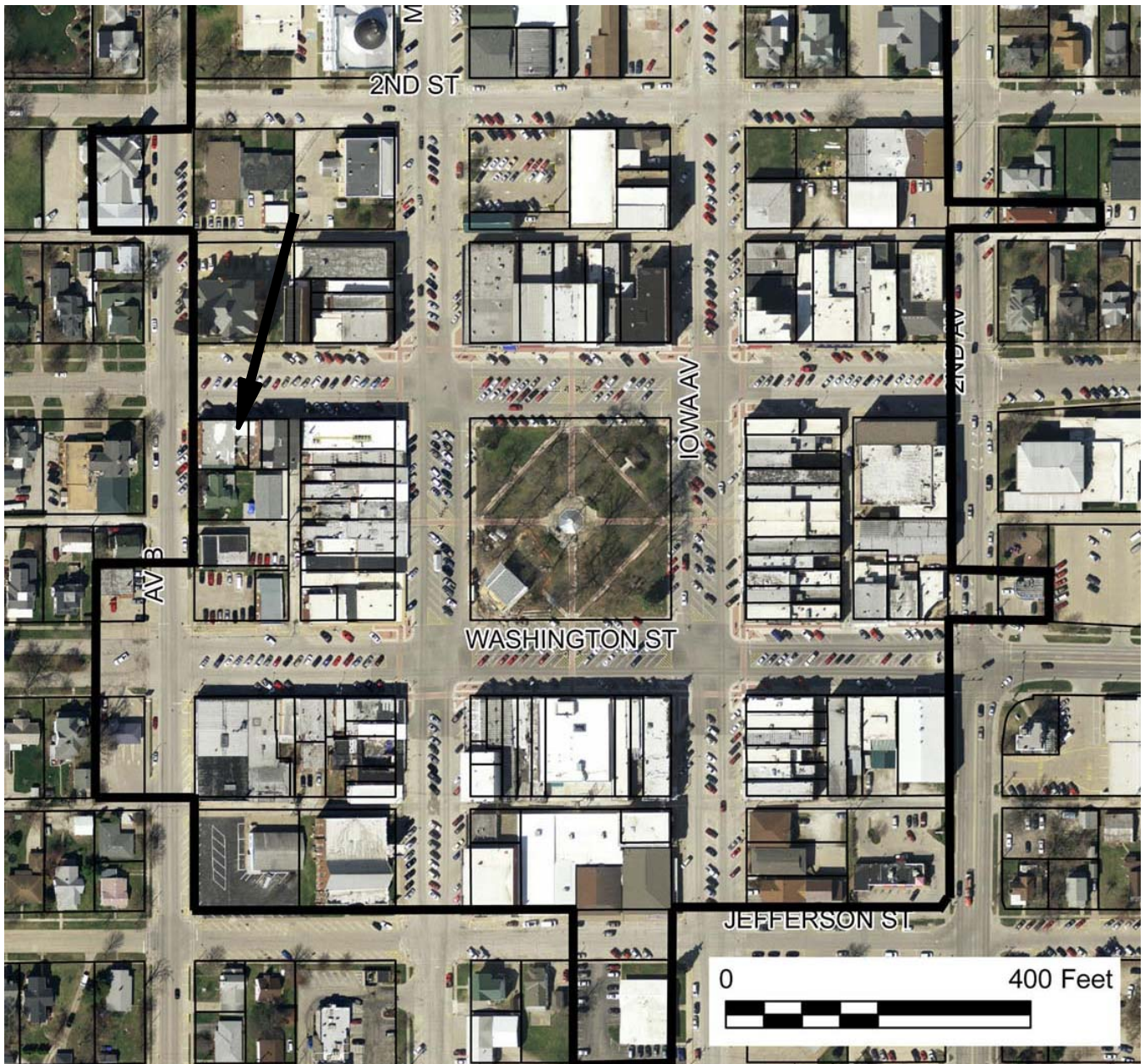
Sanborn Map Company. "Washington, Iowa," Sanborn fire insurance maps. Pelham, NY: Sanborn Map Company, 1885, 1892, 1897, 1902, 1909, 1917, 1931, 1943.

# Iowa Site Inventory Form Continuation Sheet

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Name of Property	Jenkins-Bailey Building	County	Washington
Address	219 W. Main Street	City	Washington

### Location map



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

# Iowa Site Inventory Form Continuation Sheet

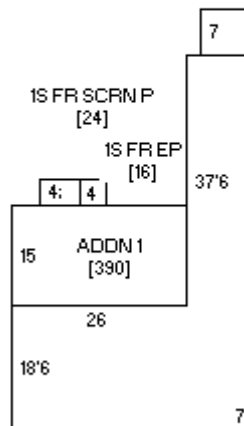
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<u>Jenkins-Bailey Building</u>	<u>Washington</u>
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### Building plan (from assessor's website)



### Historic images

none identified



# Iowa Site Inventory Form Continuation Sheet

Site Number 92-00546

Related District Number 92-00349

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Jenkins-Bailey Building

Name of Property

Washington

County

219 W. Main Street

Address

Washington

City

## Digital photographs



Photograph 92-00546-001 - Front (north) elevation of building, looking southeast (McCarley, September 20, 2011)