

Site Inventory Form

State Historical Society of Iowa

(November 2005)

State Inventory No. 92-00547

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 Office Building

other names/site number Downtown Survey Map # DT- 132

2. Location

street & number 221 – 225 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) 14 Lot(s) roughly W 48' (part 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)

Current Functions (Enter categories from instructions)

11D03 Health Care / medical office / doctor or dentist

01B02 Domestic / apartment building

02B03 Commerce / professional / law office

7. Description

Architectural Classification (Enter categories from instructions)

Materials (Enter categories from instructions)

09F05: Commercial: Brick Front

foundation stone

walls (visible material) 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 221 – 225 W. Main Street
City Washington

Site Number 92-00547
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 _____

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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<u>Jenkins Building</u>	<u>Washington</u>
Name of Property	County
<u>221 – 225 W. Main Street</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.

Jenkins Building - 221-229 W. Main St - State #92-00547 - Map #3 ~ 1 contributing building (A and C) - c.1900 - Late Italianate

Historical information:

built between 1897 and 1902 by Dr. E.R. Jenkins along with one-story to east - two office with apts above
221 (east): 1910 - Bailey Law Office (M.W. Bailey), 1920s - Bailey & Baldrige, also Washington Title & Guaranty Co, 1930s-1960s - Dr. J.M. Lloyd - physician

225 (west): 1920s - Dr. A.J. Droz, physician; 1930s - Dr. Hender - chiropractor (as 229), 1940s - Baldrige & Bailey - lawyers (as 229), then 1950s - Henry B. Bailey, lawyer (back as 225), also Washington Title & Guaranty;

225: 1964 - Stewart & Shearer Law Office and Washington County Abstract Company

2012 - apartments

Architectural information:

Height: 2 story

Walls: brick

Storefront: five entries and two 1/1 windows

Windows: 1/1 wood windows

Architectural details: segmental arch openings with stone sills, cornice with brackets

Architect/Builder: -

Modifications: -

7. Narrative Description

This is a two story office building, which has been nicknamed "lawyers' row" for many years. The first story of the facade (north side) has five doors and two windows. From left to right: a wood door with a single light, a mail slot, and a transom over the door; a wood double-hung window, a wood secondary door similar to the first one giving access to an apartment on second floor, a wood door with a single light but no mail slot, a wood secondary door with a single light and mail slot which also goes to a second floor apartment, a wood double-hung window, and finally a wood door with a single light and a mail slot. There is a transom over each of the doors except the last one where the transom space is infilled with wood to install a window air conditioner. The second story windows are, from left to right, two one-over-one-light double hung wood windows, two narrow one-over-one-light double hung windows, and two more one-over-one-light double hung wood windows. All the windows have segmental arch brick lintels and stone sills. There is a metal cornice with decorative corner pieces and widely spaced brackets.

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The west facade faces 2nd Street, and it has five double-hung windows on the first story and four double-hung windows on the second floor. The middle window on the first story is a small window with a much higher sill. This window also has the same segmental arch brick lintel and stone sill as the others.

8. Narrative Statement of Significance

The Jenkins 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 two-story building first appears on the 1902 Sanborn map, along with a one story building to the east at 219. 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 two-story, double-width building with two offices. Jenkins sold the west 71' feet of Lot 2 (now including the building at 219 W. Main as well as this 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.

The building first appears on the 1902 Sanborn map with the east storefront as 221 and the west storefront as 229. The addresses remain the same in 1909 and shift to 221 and 223 on the 1917 map. The 1910 city directory lists Bailey Law Office (M.W. Bailey) and Pollard Abstract Company (M.W. Bailey, president) at 221 W. Main. Marsh W. Bailey ran an ad for his law office opposite City Hall on May 1, 1900, which could have been here or in the Kerchner Block to the east. Bailey & Baldrige are listed with Washington Title & Guaranty Co. at 221 W. Main in the 1926 city directory. The 1920 census lists tenants at 221 1/2 (James Wilson - plumbing and heating) and 223 1/2 (Robert and Sara Walker - traveling salesman), as well as dentist Enos A. Perry (age 70) with wife Sarah at 223 W. Main, apparently practicing and living here. The west half was the office of Dr. A.J. Droz, physician, listed at 225 W. Main in the 1926 directory and then at 229 W. Main in a newspaper ad in May 1927.

After Jenkins sold the building to Bailey in 1918, the 1931 Sanborn map shows an office in the east half, with both 221 and 223 addresses, and flats as the use of the west half, with 225 and 229 addresses. The double addresses remain the same on the 1943 map, with both first story space back to offices. The 1930 census lists four rental units here - one at 221 1/2, two at 223, and one at 223 1/2. This likely indicates one second story unit in the east half (Marin and Merle Hebner - druggist), two first

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Related District Number 92-00349

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story units in the west half (flats in 1931 - Thomas and Ida Birdo, and Tracy and Marjorie Phillips), and one second story unit in the west half (Frank and Pearl Casey - cafe proprietor). Each are rented for \$35 per month. The 1932 city directory lists Dr. J. M. Lloyd, physician, at 221 W. Main, and he continues to be listed here through at least 1964. The 223 address does not appear in the directories for businesses in this period. Dr. Hender, chiropractor, is listed at 229 W. Main in the 1935 directory, with the law firm of Baldrige & Bailey moved into 229 W. Main by the 1941 directory. They are then listed here, renumbered back to 225 W. Main, in the 1952 city directory. Henry B. Bailey, lawyer, is listed here in the 1956 directory, along with Washington Title & Guaranty. In 1964, 225 W. Main was listed with Stewart & Shearer Law Office and Washington County Abstract 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.

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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Washington

County

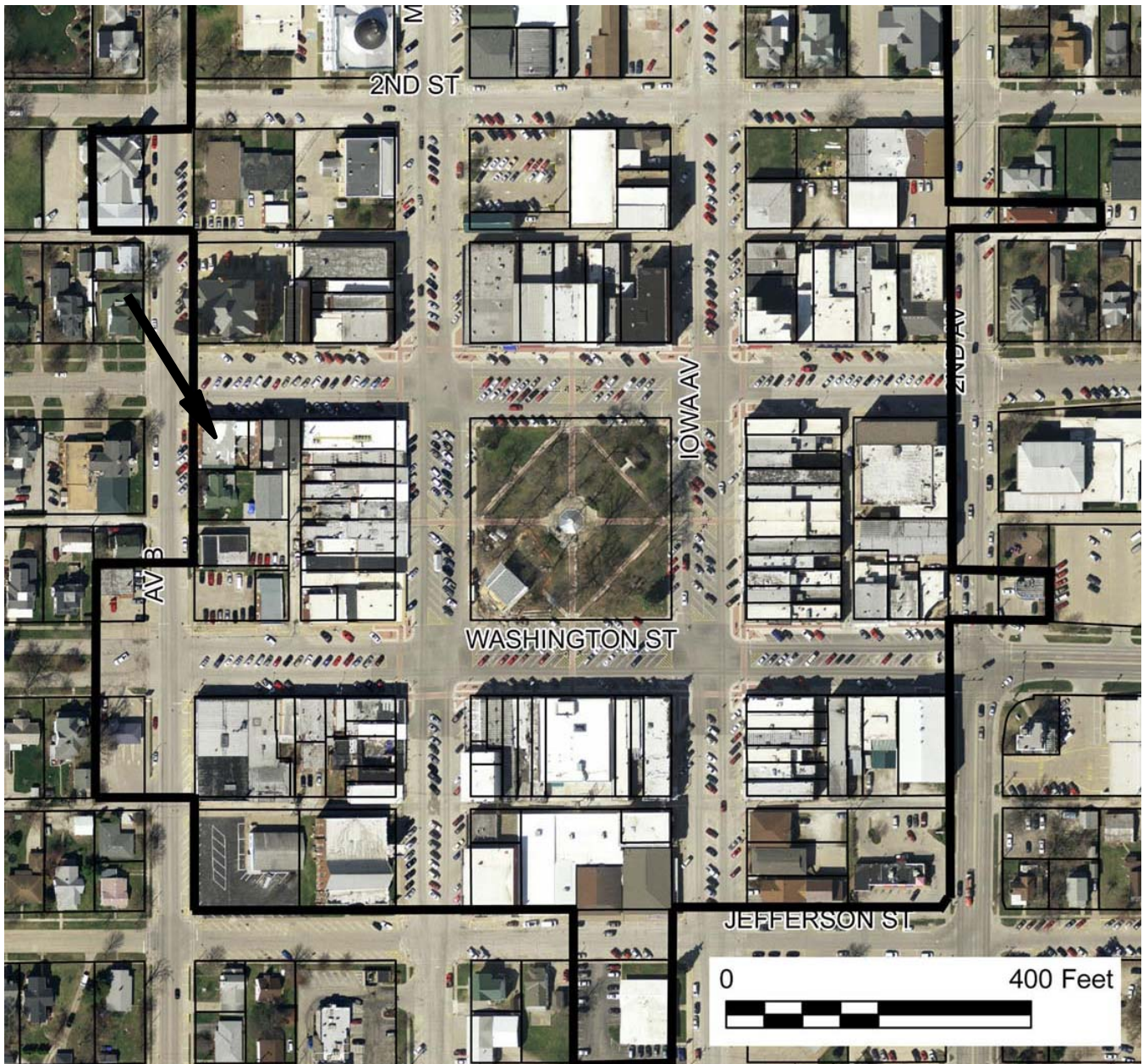
221 – 225 W. Main Street

Address

Washington

City

Location map



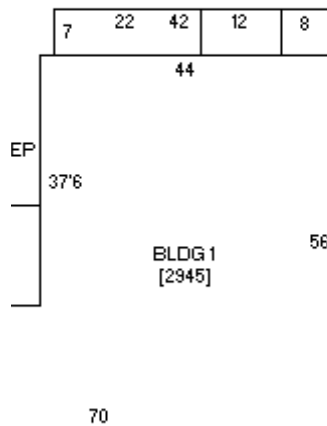
2009 aerial photograph (Washington County) – line indicates survey/research area boundary

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Building plan (from assessor's website)



Historic images

none identified

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Digital photographs



Photograph 92-00547-001 - Front (north) and west side elevations, looking southeast (McCarley, September 20, 2011).