

Site Inventory Form

State Historical Society of Iowa

(November 2005)

State Inventory No. 92-00544

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 Loan & Trust

other names/site number Downtown Survey Map # DT-119

2. Location

street & number 210 West 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) 7 Lot(s) Lot A (West 22' of South 84')

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)

02D02: Commerce / bank

Current Functions (Enter categories from instructions)

04: Government – Washington County Assessor and
Engineers Office

7. Description

Architectural Classification (Enter categories from instructions)

06C: 20th Century Revivals / Classical Revival

09F05: Commercial / brick front

Materials (Enter categories from instructions)

foundation 04: stone – 8" limestone

walls (visible material) 03: brick – 8" thick

roof 08A Asphalt

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 210 West Main Street
City Washington

Site Number 92-00544
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 1926 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 Stacy A. Nielsen, volunteer Rebecca L. McCarley, consultant, Davenport
organization Washington Historic Preservation Commission date May 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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Washington Loan & Trust Company

Washington

Name of Property

County

210 West Main Street

Washington

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 Loan and Trust Company - 210 W. Main St - State #92-00544 - Map #2 ~ 1 contributing building (A and C) - 1926 - Classical Revival

Historic information:

(1883-1910s - city hall, library, and fire department built here)

1926 - remodeled for Washington Loan and Trust Company (Harry Shrader and Jake Minick - contractors)

1927-c.1932 - Washington Loan and Trust Company

1930s-40s - offices (1936 - Ralph Thompson - insurances/abstracts/bonds; 1941 - Theodore Bailey (lawyer),

C.O. Dayton & Sons (insurance), Thompson Insurance, 1949 - Paul Shearer (lawyer))

1950s - Dr. M.L. McCreedy - physician and county coroner; 1960s - Dr. M.L. McCreedy

2012 - Washington County - assessor's office

Architecture information:

Height: 2 story

Walls: brick - buff on façade

Storefront: entry at right - office windows to left

Windows: replaced rectangular windows

Architectural details: elongated second story window opening on base of first story exterior - double height interior, buff brick with stone trim

Architect/Builder: -

Modifications: Historic: 1926 - building remodel to current appearance; Non-historic: 1970s - windows replaced

7. Narrative Description

This is a two-story brick building remodeled in 1926 to the Classical Revival style for the Washington Loan and Trust Company. An article ran in the "Washington Evening Journal" on Wednesday, July 14, 1926 about "extensive" remodeling of the old city hall into a modern bank. Red brick appears on all sides of this building except for the front and west sides, which were covered with "buff" brick and white stone trimmings. The building was remodeled with a shorter first story and taller second story on the exterior facade and west elevations. A stone stringcourse divides the stories. The building faces Main Street to the south, with the entry in the east bay of the first story. Two smaller windows are found to the west. The upper story has a tall window panel with three vertical windows and stone panels under them. The "Washington Loan and Trust Company" name plate was added in the 1926 remodel.

The buff brick facade continues on the west side of the building. The portion of the building remodeled with this brick has four bays with details similar to the facade. The lower story windows are paired

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modern windows with shared stone sills. The upper story windows are three modern vertical windows with stone panels under them. The west side of the rear addition remains with its original red brick. Segmental arch windows are found on this section, with several bricked-in historically. Later windows have also been cut into the wall. The east side retains the red brick exterior. The openings for the original segmental arch windows of City Hall are visible, though bricked-in and replaced with smaller one-over-one-light double-hung windows on the first story for the bank remodel. The bricked-in segmental arch windows on the second story are recessed slightly, with more recent windows cut into the wall. The rear elevation has a small one-story buff brick addition and a concrete block chimney. More recent windows have also been cut into the second story on this side.

8. Narrative Statement of Significance

The Washington Loan and Trust Company appears to contribute historically and architecturally to the Washington Downtown Historic District. Though the core construction dates to 1883, the integrity of the building dates to the 1926 remodel for Washington Loan and Trust.

On June 19, 1883 the City of Washington purchased the building and lot from Mr. Fred Motts and wife. City Hall was built in 1883, and it is shown on the 1885 Sanborn map. The fire department was also formed in 1883, and the building was constructed for the joint purpose. Historic photographs show first story with large doors for the fire department, arch windows on the second story, and a tower. The tower was used for elevating and draining hose (Burrell 1909, Vol 1: 424). The Washington Free Public Library moved here in 1883, remaining here until relocating to the Chilcote home in October 1901. The 1892 Sanborn Map shows city hall on the first floor and a Library on the second. The 1897 Sanborn shows City Hall and Engine Co. on the first floor and a Library on the second. The 1902 Sanborn shows the first floor for the Engine House and a Library on the second. The 1909 Sanborn shows only City Hall and Fire Department in the building. City Hall was then moved to the former Blair house. The 1917 Sanborn shows the fire department and jail on the first floor and a School on the second. The fire department then moved into the Blair House as well around 1925 (Fisher 1978: 123).

This lot was partitioned off from the courthouse by the auditor on January 23, 1925. The City of Washington then sold the building to the Washington Loan & Trust Company. Then on February 15, 1927 the Loan & Trust Co. sold to the Washington Securities Co., who in turn sold back to the Washington Loan & Trust Co. on March 31, 1927.

1912 – Washington Loan and Trust Company – organized in 1912 – new investment bank – Charles H. Keck – president – Frank R. Sage – secretary – D.A. Boyer, W.A. Cook, J.M. Bratten - page 1 – “Washington Loan & Trust Company” – investment banking and general Trust Company business – fill need for local long term investment company – real estate mortgages – farm and residence properties (*Evening Journal*, April 26, 1913, 1, 4)

“About Our Beautiful Town,” *Evening Journal*, April 3, 1926, 19 – Washington Loan and Trust Company – Frank R. Sage, president; C.M. Keck, vice president; Leslie E. Dunlap, secretary – began in 1912 – mortgages on farms in 21 Iowa counties – bond department organized in 1919 – good investments – Home Builders Loan

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Department organized in 1914 – took over remainder of loans of Washington Building and Loan Association – Trust Department – Insurance Department – recently bought City Hall – expects to remodel and equip with modern banking equipment – new quarters expected to be occupied in fall 1926

"New Banking House to Be Built Soon," *Evening Journal*, July 14, 1926, 1 - extensive remodeling of old City Hall to convert to modern banking home for Washington Loan and Trust Company - work by Jake Minick and Harry Shrader - front will be buff brick with stone trim - continued about halfway back on west side - remainder will be common brick - second story floor removed on front half of building to create double-height banking area - mezzanine at rear for director's office and other departments - large fireproof vault on ground floor - two others on other stories - main entry at southeast corner of front - enter into long corridor - office in southwest corner of building - one-story addition to be built on rear for heating plant - expect to be done by January 1

The 1931 Sanborn shows the building being used for Offices. The Telephone Directory for 1932 lists the Community Savings Bank & Trust and the Washington Loan & Trust Co. In 1936, Ralph W. Thompson offered 25 years of experience in insurance, bonds, and abstracts from the building east of the courthouse (*Evening Journal* – Centennial Celebration – August 1939 - page 89).

The 1941 City Directory lists a Theodore Bailey (attorney), Credit Reference Exchange, C.O. Dayton & Sons (insurance and tax service), Old Age Assistance, and Thompson Insurance on the second floor and rear of first floor. Anna Powers and husband (representing the Washington Loan & Trust Co.) sold the building to H.A. Dougall on June 10, 1943. In 1949, lawyer Paul V. Shearer advertised his location as first building east of the courthouse.

The 1956 City and Telephone Directory listed Dr. ML McCreedy – county coroner and private practice - at 210 W. Main. He continues to be listed as a physician here in 1964.

No transfer record was located for Dr. McCreedy's receiving the building. Transfer records then show Dr. ML McCreedy and wife (Willa A. Young) selling the building to Washington County on May 25, 1973. The assessor's office is currently located here.

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City

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.

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

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Washington Loan & Trust Company

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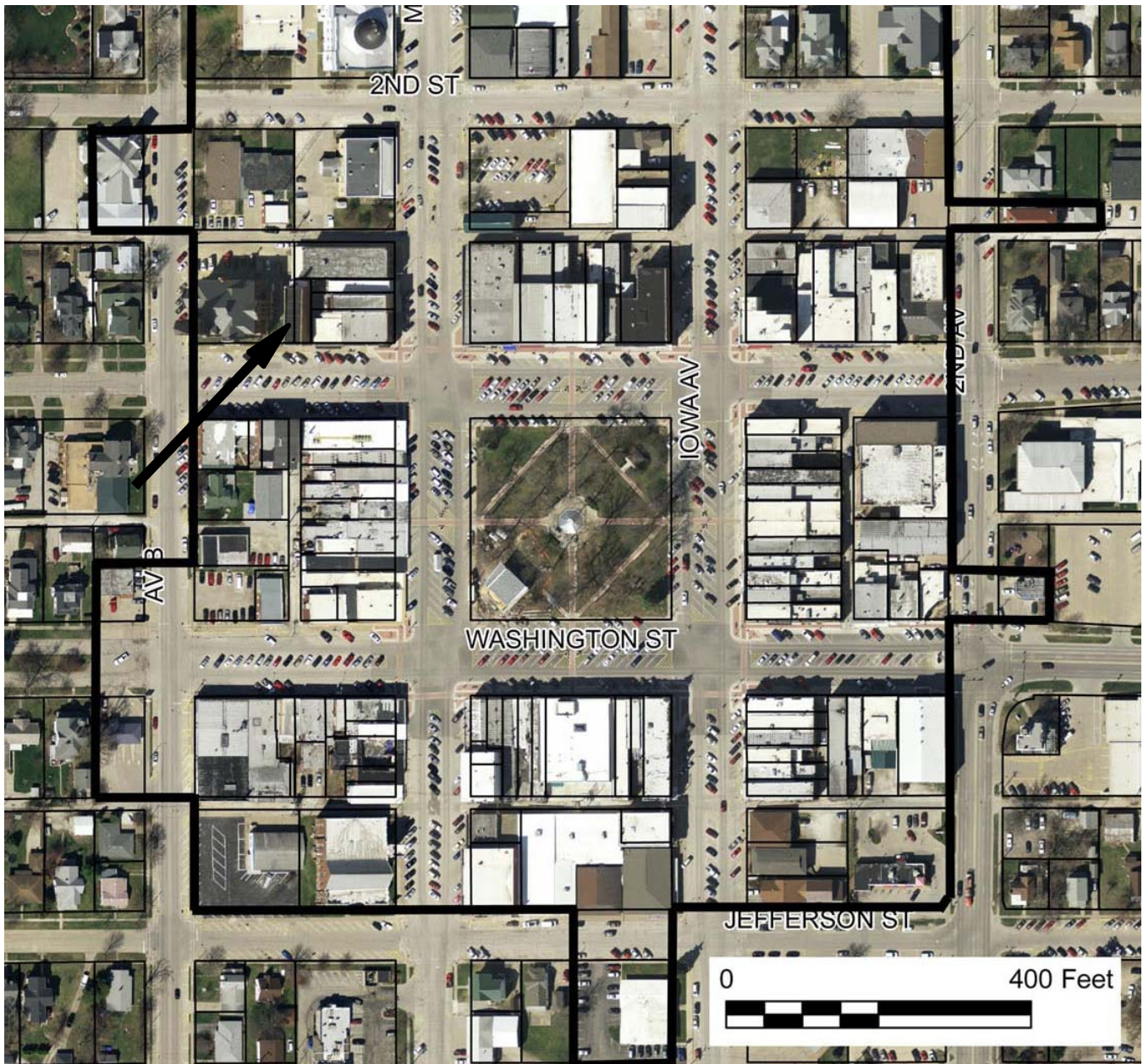
210 West Main Street

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Location map



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

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Building/site plan (from assessor's website)



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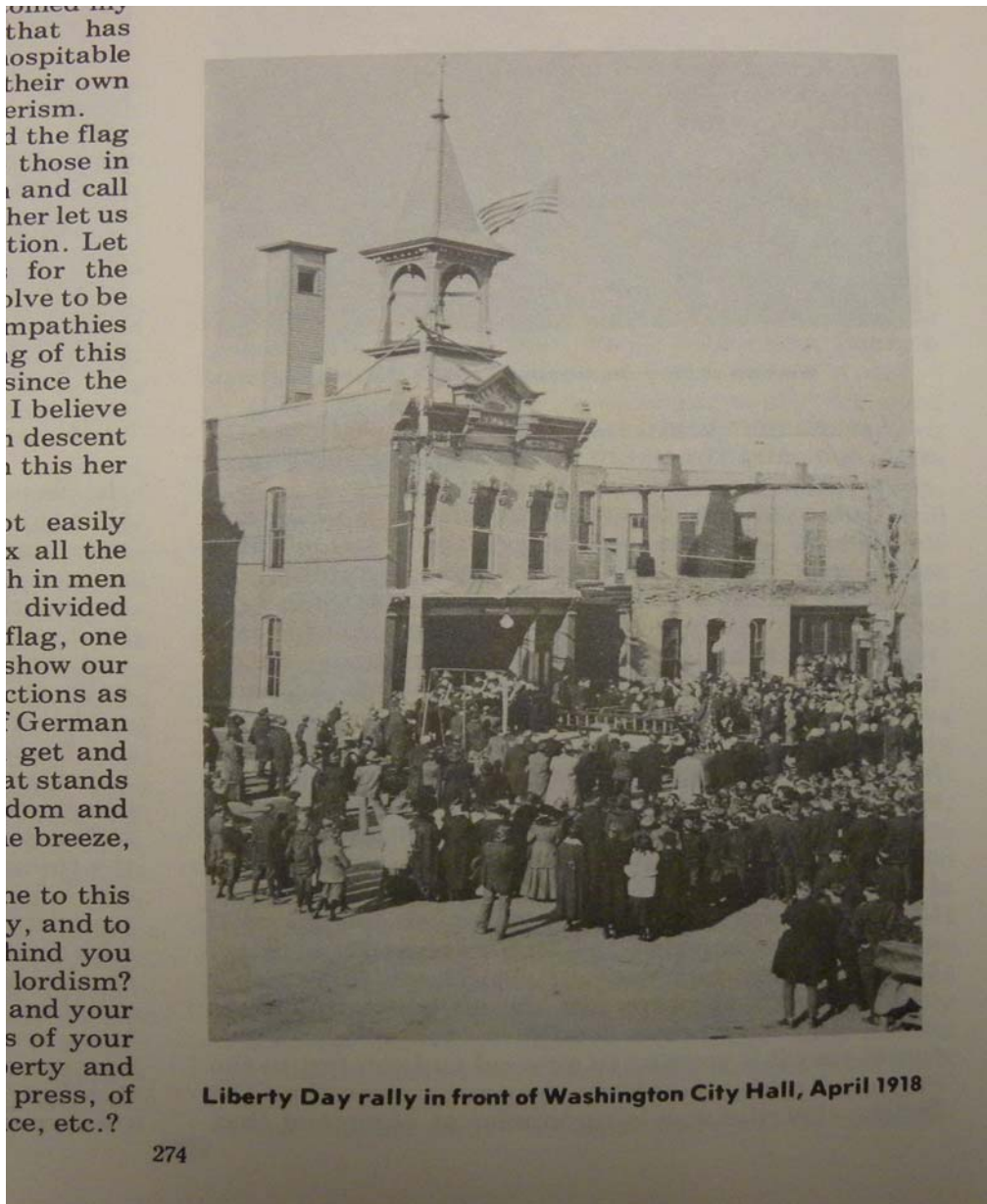
210 West Main Street

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Historic images



Liberty Day rally in front of Washington City Hall, April 1918

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Building prior to 1926 remodel (Fisher 1978: 274)

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Building in 1971 (Wagner 1971).

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Digital photographs



Photograph 92-00544-001 - West and front (south) elevations, looking northeast (McCarley, September 20, 2011).

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Photograph 92-00544-002 - Rear (north) and west elevations, looking southeast (McCarley, September 20, 2011).

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Photograph 92-00544-003 - East elevation, looking northwest (McCarley, September 20, 2011).