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United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property

historic name Washington Downtown Historic District

other names/site number _____

2. Location

street & number 11 blocks of Iowa Ave, Marion Ave, Washington St, Main St, and 2nd St around square N/A not for publication

city or town Washington N/A vicinity

state Iowa code IA county Washington code 183 zip code 52353

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national statewide local

Theresa M. Bennett DSHPO
Signature of certifying official

Date

4/2/13
STATE HISTORICAL SOCIETY OF IOWA

Title State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official

Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register

determined eligible for the National Register

determined not eligible for the National Register

removed from the National Register

other (explain) _____

For Edson W. Beall
Signature of the Keeper

5.22.13
Date of Action

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5. Classification

Ownership of Property
 (Check as many boxes as apply)

- private
- public - Local
- public - State
- public - Federal

Category of Property
 (Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
 (Do not include previously listed resources in the count.)

Contributing	Noncontributing	
83	34	buildings
		districts
1		sites
0	1	structures
2	1	objects
86	36	Total

Name of related multiple property listing
 (Enter "N/A" if property is not part of a multiple property listing)

Iowa's Main Street Commercial Architecture

Number of contributing resources previously listed in the National Register

1

6. Function or Use

Historic Functions

(Enter categories from instructions)

- GOVERNMENT / courthouse
- COMMERCE/TRADE / business
- COMMERCE/TRADE / professional
- COMMERCE/TRADE / financial institution
- COMMERCE/TRADE / specialty store
- COMMERCE/TRADE / department store
- COMMERCE/TRADE / restaurant
- DOMESTIC / hotel
- HEALTH CARE / medical business/office
- SOCIAL / meeting hall
- RECREATION AND CULTURE / theater
- GOVERNMENT / post office
- GOVERNMENT / correctional facility
- EDUCATION / library
- RELIGION / religious facility

Current Functions

(Enter categories from instructions)

- GOVERNMENT / courthouse
- COMMERCE/TRADE / business
- COMMERCE/TRADE / professional
- COMMERCE/TRADE / financial institution
- COMMERCE/TRADE / specialty store
- COMMERCE/TRADE / restaurant
- HEALTH CARE / medical business/office
- SOCIAL / meeting hall
- RECREATION AND CULTURE / theater
- GOVERNMENT / post office
- GOVERNMENT / correctional facility
- EDUCATION / library
- RELIGION / religious facility
- VACANT / NOT IN USE

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7. Description

Architectural Classification

(Enter categories from instructions)

LATE VICTORIAN / Italianate

LATE VICTORIAN / Romanesque

LATE VICTORIAN / Queen Anne

LATE 19th & 20th CENTURY REVIVALS / Classical Revival

LATE 19th & 20th CENTURY REVIVALS / Colonial Revival

LATE 19th & 20th CENTURY REVIVALS / Late Gothic
Revival

LATE 19th & 20th CENTURY AMERICAN MOVEMENTS /
Commercial style

MODERN MOVEMENT / Art Deco

MODERN MOVEMENT / Moderne

OTHER

MIXED

Materials

(Enter categories from instructions)

foundation: Stone

walls: Brick

Concrete

roof: Asphalt

other: Metal

Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The Washington Downtown Historic District extends around the central square within the original town plat of Washington (Figure 3, page 93). The town was platted as the county seat in 1839 for Washington County in southeast Iowa. The town site is generally flat, with few hills throughout this area. The commercial buildings of Washington were historically constructed in the 19th century around the central square, which was reserved for public use in the original plat. The courthouse stood on the square from 1845 to 1869, and then it was moved to an adjacent site and the square was used as a public park. The Washington Downtown Historic District has historically and currently served as the central business district for Washington, as well as the center of governmental activities. The district is bordered by residential buildings to the north, east, south, and west, distinguishing it from the adjacent area. Additional commercial buildings stretch along highway corridors to the west, south, and east of the downtown. The Washington Downtown Historic District has a total of 118 buildings, consisting of 84 contributing buildings (including the courthouse previously listed on the National Register of Historic Places) and 34 non-contributing buildings (primarily historic buildings with later façade remodels). Additionally, one site (Central Park) and two objects (1931 Civil War monument, 1939 fountain) in Central Park are tabulated as contributing within the district boundary, and one structure (rebuilt bandstand in Central Park) and one object (1976 monument in Central Park) are tabulated as non-contributing. Thus, there are 87 contributing and 36 non-contributing resources among the 123 resources in the historic district. The period of significance extends from 1839 to 1966 for the Washington Downtown Historic District. The central

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square (platted in 1839) is the earliest contributing resource, and the earliest extant buildings date to the 1850s. Eleven extant buildings date to construction from after the arrival of the railroad in 1850s through the 1860s, though nearly all have later integrity due to façade remodels dating from the 1890s to 1910s. These commercial buildings have simple brick details, with the more decorative Italianate style popular by the late 1860s and 1870s. Italianate buildings continued to be built in the downtown through the 1880s. Eight extant commercial buildings date to construction in the 1870s. Development in Washington picked up in the 1880s and continued into the 1890s, with 20 commercial buildings, the courthouse, a church, and four houses constructed in this period that remain extant in the Washington Downtown Historic District. The Queen Anne style was utilized on several buildings in the 1890s, and oriel windows would continue to be incorporated onto new and remodeled commercial buildings in the first decade of the 20th century. The commercial health of Washington was strong in the first decades of the 20th century with new industrial development in town, reflected in the 26 extant commercial buildings and two churches dating to construction in the 1900s and 1910s, as well as a number of older buildings updated with new Classical Revival brick facades. One of the buildings constructed in this period was moved into the district from near the railroad tracks in 2010. Styles progressed from the Queen Anne into Classical Revival and basic brick commercial designs with simple brick pattern detail. Development of buildings in the 1920s shifted to one-story buildings and the construction of a number of specialized buildings for the automotive industry. Extant buildings in the Washington Downtown Historic District include 11 commercial buildings and a garage constructed in the 1920s, only three of which were two stories in height. Construction slowed through the 1930s and early 1940s with only six extant buildings dating to the start and end of this period. With businesses appearing to remain steady through this period, business growth following the end of World War II was not significant in the late 1940s, with construction activities picking up more strongly after highway improvements in the 1950s. The economic health of Washington was strong through the 1950s and into the 1960s, with 13 commercial buildings, the public library, and the county jail and sheriff's residence constructed in this period. Since the 1960s, nine buildings have been constructed in the Washington Downtown Historic District, including two commercial buildings, a warehouse, the new public library, a church-related building, a small apartment building, two garages, and the restroom facility in the park. Four sets of vacant lots in the district provide parking or open space.

Narrative Description

The Washington Downtown Historic District includes approximately 11 blocks in the original town plat of Washington, which was laid out in 1839 as a grid of 25 blocks. The center block was reserved for the public square, and Central Park has occupied this space since the 1870s. Blocks were generally platted with lots facing north or south along east-west streets, with the blocks on the east and west sides of the central square platted with lots to face the square. Alleys divide each block into half, crossing east-west in the center of the block with the exception of the two blocks on the east and west of the central square where they run north-south. With the development of the town, the streets in Washington were renamed for uniformity in 1901, with "streets" running east-west and "avenues" running north-south. Main Street was retained as the name along the north side of the square, and Washington Street was retained as the name along the south side of the square. The street on the west side shifted slightly to Marion Avenue, similar to the street on the east side that shifted to Iowa Avenue. Streets to the north and east were then numbered, streets to the west were lettered, and streets to the south were named for presidents (resulting in Madison moving from one block north of the square to two blocks south of the square). The streets on each side of the public square are wide streets, utilized for angled parking in the center of the streets. This parking design remains as a unique feature in the Washington Downtown Historic District, reflecting historic development of the center of town. The commercial buildings around all four sides of the square are built near the front lot line. These blocks were historically developed first, with second generation buildings replacing the early construction. The majority of these buildings are two stories in height, with a handful reaching taller heights. Development then extended into the

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immediately adjacent blocks along each of the four main streets to the north, east, south, and west, and these blocks were developed with similar buildings built to the lot lines. One story buildings appear within these blocks, mixed with two-story buildings. With the railroad line located three blocks north of the public square, the area along 2nd Street and stretching up to 3rd Street was developed with commercial buildings in the early and middle 20th century, mixed with three houses that remained on these blocks. Two churches are also found in the northwest quadrant along 2nd Street, built at the fringes of the historic core of the downtown. A third church is located in the southwest corner of the district on the block south of the square. Two churches along the east edge outside of the district boundary date to later construction or remodeling. These buildings on these blocks to the north have more varied setbacks from the lot lines, though most commercial buildings were built to the front lot line. No archeological sites have been identified or evaluated to date as part of this nomination project, though the potential may exist on some of the vacant lots, as well as within the undisturbed and undeveloped areas in Central Park.

The majority of the buildings within the Washington Downtown Historic District are commercial buildings. Historic commercial buildings account for 96 of the 109 buildings constructed by 1966 within the district. The 39 commercial buildings dating from the 1850s to 1890s include eight three-story brick buildings, 29 two-story brick buildings, and two gable-front two-story frame buildings constructed in the 1890s. The 26 commercial buildings dating from the construction in the 1900s to 1910s include one five-story brick bank building, 20 two-story brick buildings, three one-story brick or block buildings, and a three-story building moved into the district. The Farmers and Merchants State Bank at the northeast corner of the square stands out as the tallest building in the Washington Downtown Historic District at a height of five stories, including the double-height first story (built 1912-13, 102-104 E. Washington, Map #21, State Site #92-00548). By the middle of the 20th century, a distinct shift was noted to smaller one-story buildings, with only nine two-story brick or brick veneer buildings and 23 one-story brick or block buildings among the 32 extant commercial buildings constructed in the 1920s to 1960s. A number of these buildings constructed from the 1930s to 1966 were built with hollow tile blocks or concrete blocks, with several incorporating a brick façade. Storefronts exhibit a variety of materials, including glass, wood, cast iron columns, aluminum, brick, and vinyl. The proportion and scale of the buildings throughout the district are similar, with buildings composed of a storefront on the first story and upper story or just a storefront with a parapet. The buildings generally are built to the sidewalk line, creating a unified façade line. The non-contributing buildings match the contributing buildings in terms of scale and proportion, though their cladding is non-historic. The majority of the buildings are in good or excellent condition. The 13 non-commercial historic buildings include the Washington County Courthouse, Washington Post Office, Washington Public Library (1952 building), county jail and sheriff's residence (communications center), three churches, four 19th century houses, and two garages at the rear of lots with other buildings. The four governmental buildings, three churches, and the telephone company garage were built with brick construction. The county sheriff garage is tile block construction. The four residences utilized frame construction. These buildings are also in good or excellent condition.

Architectural styles and types within the Washington Downtown Historic District include both designed buildings and vernacular structures. The extant buildings constructed in the 19th century exhibit the strongest architectural styles, including Italianate (16 buildings), Romanesque Revival (two buildings), and Queen Anne (seven buildings). These buildings tend to have decorative window treatments and metal cornices or cornice details in brickwork. Original windows on these buildings were either two-over-two-light double-hung wood windows or one-over-one-light double-hung wood windows, though many have been replaced. The Queen Anne style continued into the first decade of the 20th century, with six additional buildings dating to this period. Additionally, oriel windows, popular in this style for commercial buildings, were added to other earlier buildings. The Classical Revival style was popular in the first two decades of the 20th century, both for new construction as well as façade remodeling (11 buildings). Classical details are featured in window treatments, stone accents, and cornice lines across the parapet walls. Most of these buildings are not formal designs of this style but borrow elements and composition that reflect the influence. Likewise, two buildings from the 1910s-1920s have

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influences of the Craftsman style without a strong overall design, and one building from 1930 has Art Deco influence. A gas station from 1940 shows the influence of the streamlined Art Moderne style. From 1910 through the 1930s, brick commercial buildings were constructed with simple details, often only accented by brick patterns within the wall surfaces (23 buildings). The vernacular style was even more simplified on other commercial buildings from the 1940s to 1960s, without any notable design details (10 buildings). The main architectural features of the hollow tile or concrete block buildings dating to this period may be a brick veneer façade. Exceptions in this period include the modern architecture of two buildings dating to the 1960s – a medical office building and the county jail and sheriff's residence.

The period of significance extends from 1839 to 1966 for the Washington Downtown Historic District. The appearance of the district changed through these decades, as initial 19th century buildings were replaced with second generation 19th or 20th century buildings. A number of these buildings were then also remodeled historically, as part of the "remodeling Main Street" ethic (Nash 2002: F43-44). However, uses throughout the district remain similar throughout the entire period. From the original plat in 1839, the public square was designated as the center of the community. The first generation commercial buildings stood around the square, replaced by more substantial brick buildings after the arrival of the railroad in 1858 through the end of the 19th century. All the lots around the square and at the four corners opposite from the square were developed with buildings prior to 1885. Lots were then developed within one block of the square along the four main streets leading off of the square. The courthouse and county jail were located a block off the square to the northwest, and churches were built on the periphery of the 19th century commercial development. While the railroad ran east-west through town three blocks to the north, there has historically been a break between the downtown commercial district and the more industrial uses that developed immediately along the railroad tracks. The development within the north section of the Washington Downtown Historic District includes a mix of 20th century commercial buildings and a handful of houses and churches. The properties to the north of the downtown proper developed with more service and industrial uses, such as liverys, lumberyards, and manufacturing. Throughout the 20th century, the uses throughout the Washington Downtown Historic District have remained generally the same. Retail commercial buildings faced the square and extended a block to the east, south, and west and two blocks to the north. Gas stations and automotive-related buildings were built on these adjacent blocks. Governmental buildings were found in the northwest quadrant, and the library was built a block to the east on Main Street. The period of significance ends with the completion of five new buildings in the middle of the 1960s, including the Washington County Jail and Sheriff's Residence in early 1966. Further information on the historic appearance and development of the Washington Downtown Historic District can be found in *Section 8: Narrative Statement of Significance*.

The Washington Downtown Historic District has had some alterations overall as a district since the end of the period of significance in 1966, though it retains good integrity as a district. The sense of scale, design, and materials remains strong throughout the district, with approximately 70% of the buildings contributing to the district. The condition of the buildings in the Washington Downtown Historic District is good, and the buildings are generally well maintained. Specific aspects of the district's integrity include:

Location: The Washington Downtown Historic District maintains its figurative and actual location in the center of Washington.

Setting: The setting continues to be a downtown commercial and governmental area surrounded by primarily residential neighborhoods with the railroad tracks to the north.

Design: The overall design of the district remains intact, with blocks throughout the area continuing to be dominated by historic commercial buildings. A handful of demolitions have occurred since the end of the period of significance and a new library was recently built on the south side of the square following the forms and styles of the district, maintaining the overall density and design of the downtown.

Materials: Brick is the dominant material of the buildings through the district, with wood, concrete block, and metal also found on many buildings. In some cases, these historic materials have been obscured by later modifications since 1966, generally façade cladding, window replacement, and storefront changes. These

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changes account for the majority of the non-contributing buildings within the historic district, though the overall presence and form of the buildings remain intact. Of the 34 non-contributing buildings, 25 buildings were built prior to 1966 but have later significant changes that have negatively impacted their overall integrity, so these buildings are classified as non-contributing. In some cases, simple removal of façade cladding may reclassify these buildings as contributing after re-evaluation, as the historic materials, design, and workmanship would again be visible.

Workmanship: The historic workmanship remains intact for the majority of the buildings throughout the district. Many buildings retain integrity of design and elements dating to their construction, including design elements such as pilasters, window hoods, brackets, and brickwork. Others have modifications to the building that are within the period of significance, such as façade and storefront remodeling. This later workmanship is also significant within the district. Some buildings retain their historic appearance on the upper stories, while the storefront modifications are non-historic. These buildings are considered contributing within the district, unless the later modifications have significantly altered the overall appearance of the building.

Feeling: The overall feeling of the Washington Downtown Historic District is that of a historic commercial and governmental center focused on a central square.

Association: The district retains strong association to the commercial and governmental history of Washington, reflected in the historic buildings throughout the district.

Block by block description and development

The following narrative descriptions are organized in order by map number on the district map on page 93, and buildings are referenced to this map and to the table following this section.

Courthouse and 200 block of W. Main Street, Map #1-5

The 200 block of W. Main includes five contributing buildings and the long side elevations of two contributing buildings facing Marion Ave. The north side of the street consists of the brick Washington County Courthouse, built in 1885-1887 in the Romanesque Revival style (Map #1). City hall previously sat immediately to the east, completely remodeled and updated in the Classical Revival style for the Washington Loan and Trust Company in 1926 (Map #2). The south side of the block consists of three brick buildings, each with segmental arch windows and few other architectural details. The largest, three-story, three-storefront building with a slight side-gable roof was built in 1892, and the others were built in the next decade. All were built with offices on the first story and apartments on the upper stories. Lawyers and physicians typically had offices in these buildings.

100 block of N. Marion Avenue and 200-300 block of W. 2nd Street, northwest of square, Map #6-14

Nine properties are located on the 100 block of N. Marion Avenue (diagonally to the northwest from the central square) and on the block to the north and west along 2nd Street, including seven contributing buildings and four non-contributing buildings. The four commercial buildings immediately diagonal from the square include an 1879 two-story brick building with a façade remodel around 1937 (contributing), an 1876 two-story brick building with 1970s metal cladding covering the façade (non-contributing), a bank building with 1968 façade remodel (non-contributing), and the 1930 Art Deco building for the *Evening Journal* newspaper (Map #6-9). On the east side of the north half of the block is a c.1899 two-story gable-front frame commercial building recently remodeled and clad in vinyl siding (Map #10, non-contributing) and a parking lot that was the site of two small one-story buildings in 1943. The west side of the north half of the block in the Classical Revival federal post office built in 1916 (Map #11). The Washington County Jail and Sheriff's Residence built in 1965-56 is a modern design on the west half of the block behind the post office and immediately north of the courthouse on W. Main (Map #13). The tile block garage behind the jail is also contributing. The First Methodist Episcopal Church, built in 1912-1914, is an large Classical Revival building with central dome that sits immediately north of the post office on W. 2nd Street (Map #12). Their educational building to the west built in 1977 is the third

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non-contributing building in this area. The old Methodist Episcopal Church sits diagonally to the southwest at 301 W. 2nd Street, immediately west of the county jail and sheriff's residence. It was built in 1892 in the Late Gothic Revival style and remodeled in 1921 for the Christian Church (Map #14).

100 block of W. Main Street, north side of square, Map #15-20

The north side of the square consists of four contributing and two non-contributing buildings, including some of the largest buildings in downtown Washington. Three of the buildings are three-storefronts wide, and two reach a height of three stories. The two-story Classical Revival brick Masonic Temple at the corner was built in 1930-31 after a fire destroyed the 1860s Everson Block on this site, with three storefronts on the first story and the Masonic hall on the second story (Map #15). The two-story Italianate building to the east was built around 1868, and it is counted as contributing as the Italianate features stand out despite a storefront remodel and cladding of the parapet (Map #16). The storefront remodel and partial cladding of the c.1895 brick building to the east has obscured most of the historic features except the second story windows, so it counted as non-contributing (Map #17). The large three-story, three-storefront Late Italianate block near the middle of the block stands out for its scale and detail on this block (Map #18). Likewise, the two-story 1872 Italianate brick building to its east retains original features and a significant 1962 storefront remodel (Map #19). The large three-story, three-story Bryson House built in 1867 at the east end has been clad in metal siding obscuring the façade, and it is counted as non-contributing (Map #20).

100 block of E. Main Street, east-northeast of square, Map #21-27

The block to the east of the northeast corner of the square consists of six buildings on the north side and one building facing E. Main on the south side, plus the side of a building facing Iowa Avenue. The four contributing buildings in this block include the 1912 five-story Classical Revival bank building at the west corner (Map #21), a c.1910 brick two-story commercial building with oriel window (Map #22), the two-story brick Congress Hotel built after a 1932 fire (Map #23), and the former Washington Public Library at the east end built in 1951 on the site of the house previously donated for use as a library. The two non-contributing buildings are the Jones Funeral Home (Map #25) and the former Fox Theater (Map #24), remodeled and incorporated into the funeral home complex. Both buildings underwent a complete façade remodel in 1999 for the funeral home. The Y.M.C.A. on the south side of the street is counted as non-contributing due to the later front additions, particularly the large 1983 addition on top of the 1966 addition in front of the original 1924-25 building (Map #27).

Northeast quadrant of district along 2nd Avenue, 100 block of E. 2nd Street, 200 block of N. Iowa, Map #28-40

The buildings in the block of the northwest quadrant of the district consist of a mixture of types of buildings, with two older houses mixed with 20th century commercial development. Overall, there are 10 contributing and three non-contributing buildings through this area. The district extends across 2nd Avenue to include the two-story brick Washington Telephone Company built in 1916, with both the main building and brick 1920s garage counted as contributing (Map #28). The 1920s one-story, rusticated concrete block Field Motor Company at the southeast corner of 2nd Avenue and 2nd Street has been clad in metal siding and counted as non-contributing (Map #30), but the c.1949 one-story concrete block warehouse with an arch roof built for the company on a separate parcel behind the building is counted as contributing (Map #29). Two frame two-story Queen Anne houses built for prominent businessmen around 1886 and around 1898 are located on the north side of the street and counted as contributing. A small one-story commercial building with brick façade built in 1959 sits on the rear portion of the lot behind the corner house (Map #34). An earlier commercial building on the lot to the north at 216 N. Iowa burned, and the three-story brick Mills Seed Company building was moved here in 2010 from its original site to the northeast (Map #35). The c.1925 gas station at the corner of Iowa Avenue and 3rd Street has later additions and cladding, rendering it non-contributing (Map #36). The one-story tile block building constructed for a veterinarian office to the east is contributing (Map #37). The northeast corner of N. Iowa Avenue and 3rd Street is a one-story brick building constructed for a garage around 1925, but used as a International Harvester dealership for many decades (Map #38). The one-story rusticated concrete

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block building on the west side of Iowa Avenue was likewise built as an automobile parts and electrical supply store, with the latter proven to be the lasting businesses (Map #39). The c.1962 showroom addition on the north side is a key addition to this building, while other later additions are found to the rear or are small in scale. The business uses the c.1992 concrete block warehouse to the west on a separate parcel and counted as non-contributing (Map #40).

100 block of N. Iowa Avenue, northeast of square (Map #41-45)

The block to the north of the northeast corner of the square consists of five buildings, three contributing and two non-contributing. The c.1939 one-story restaurant immediately north of the bank building on the east side has a later side addition and is clad in wood panels, rendering it non-contributing (Map #41). The 1890 two-story brick McCall Bros Livery to the north is counted as contributing (Map #42). The parking lot at the corner is the site of an earlier two-story carriage factory. The west side of the block consists of the large three-story, two-storefront Italianate brick Crawford Block built in 1879-80 (contributing, Map #43), a c.1890 two-story commercial building with several periods of later remodeling including the most recent in 2011 (non-contributing, Map #44), and a Craftsman gas station with excellent integrity built around 1922 at the corner (contributing, Map #45). While Washington has several early gas stations, most have been remodeled beyond recognition, and this gas station stands out among the local resources.

North section of district along 100 block of W. 2nd Street and 200 block of N. Marion (Map #46-55)

The 100 block of W. 2nd Street developed in the early 20th century, primarily with automotive-related businesses as this new type of business had different requirements than the traditional commercial buildings around the square. The gas station noted in the previous paragraph sits at the east end of the block, and a gas station on the northwest corner has recently been demolished. The one-story brick building with interesting brick patternwork on the south side of the block was built as a garage and is counted as contributing (Map #46). An earlier one-story blacksmith shop was replaced by a one-story commercial building on the north side in 1987 (Map #47). The one-story and two-story buildings in the center of the north side of the block were built around 1920 for automotive businesses, with a hall on the second story (Map #48, 49). The first story of the concrete block building at the corner was built in 1957 on a former gas station site, with the second story and roof added in 1978 (non-contributing, Map #50). The c.1895 gable-front frame commercial building to the north has a later concrete block storefront and siding covering the second story openings, rendering it non-contributing as well (Map #51). The one-story concrete block building to the north built as a garage and used for many decades as Farmers Implement Company is counted as contributing (Map #52). The one-story concrete block building with a tile block façade built around 1955 to the north is also contributing (Map #53), built on the site of a former blacksmith shop associated with the family living in the c.1889 Queen Anne house on the north half of the lot. The house is counted as contributing, while the 1996 garage built between the buildings is non-contributing (Map #54). At the north end of the district is the three-story Italianate brick Pennsylvania House built in 1876, which contributes to the district (Map #55). An early gas station and two-story commercial building on the west side of Marion north of the Methodist Episcopal Church have later remodeling obscured their historic facades and forms, and thus they have been excluded from the district boundary as they would be non-contributing.

100 block of S. Marion Avenue, west side of square, Map #56-63

The west side of the square consists of five contributing buildings and three non-contributing buildings. The two-story Italianate building at the north corner was built in 1876, with its metal cornice removed in the 1930s (contributing, Map #56). Fire struck the building to the south, with the current two-story brick building constructed in 1992 (non-contributing, Map #57). The two buildings to its south were cooperatively remodeled in 1908 with a new façade including oriel windows and a bracketed cornice (both contributing, Map #58, 59). The south half of the block was destroyed by fire in 1883, with two Italianate buildings constructed shortly thereafter remaining intact (both contributing, Map #60, 61). The earlier bank building on the south corner was destroyed by fire in 1950, rebuilt, and then significantly remodeled in 1973 and 2000 (Map #63), with the later

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incorporating a related new brick façade for the former Italianate building to the north (Map #62). Thus, both buildings are counted as non-contributing.

200 block of W. Washington and 100 block of S. Avenue B, west of square, Map #64-70

The block to the west of the southwest corner of the square consists of four extant buildings, three contributing and one non-contributing. A two-story brick office/apartment building was constructed behind the bank around 1905, and though the 2000 bank remodel incorporated a connection and some new elements on this building, the overall façade features and openings remain discernible, and it is counted as contributing (Map #64). The small tile block building to the west built as a tire shop in 1929 is also counted as contributing, despite some later façade modifications (Map #65). The two properties on the east side of Avenue B are a 1965-66 one-story law office with brick façade (contributing, Map #67) and a c.1880 two-story frame house (contributing) with a later garage built in 2009 (non-contributing) (Map #66). The gas station at the northeast corner of the intersection of S. Avenue B and W. Washington has been demolished, but the gas station at the northwest corner remains standing. This buff brick gas station built around 1940 has red brick accents, and it was among the second generation gas stations built parallel to the streets rather than sitting diagonal to the corner (Map #68). The two one-story garages on the southeast corner were recently demolished, and these vacant lots have been excluded from the district boundary. A c.1893 two-story brick rowhouse built as a house/office remains intact on the south side of the 200 block of W. Washington (contributing, Map #69). However, the two-story, two-storefront brick building to the east of a similar vintage underwent a façade remodel in the 1950s and more recently in 2006, rendering it non-contributing (Map #70).

100 block of S. Iowa Avenue, east side of square, Map #71-80

The east side of the square consists of seven contributing and three non-contributing buildings. These buildings are primarily 19th century two-story buildings, with two 1850s three-story buildings at the south end that stand not much taller than the two story buildings on the block. Though the core of these buildings are 19th century in construction, the façade primarily date to the early 20th century. The Washington National Bank at the north corner was clad in a Classical Revival white terra cotta façade in 1912-13 as part of a remodeling effort for the bank. The four buildings in the middle of the block were likewise updated with new tan brick Classical Revival facades from around 1910 to 1915 (Map #75, 76, 77, 78, all contributing). Façade remodeling also occurred in this period for the three buildings between these buildings on the north half of the block, but recent remodeling efforts have removed historic features and obscured historic windows in two of these buildings (Map #72, 74) and completely clad the façade of the third (Map #73), resulting in these buildings classified as non-contributing. The two "short" three-story brick buildings at south end of the block are counted as contributing, with the corner fairly intact from its c.1856 construction (Map #80) and the double-storefront c.1858 one to the north updated in the 1920s with two-story oriel windows and a taller parapet (Map #79).

100 block of E. Washington, east of square, Map #81-89

The block to the east of the southeast corner of the square consists of six contributing and two non-contributing buildings. The north side of the block consists of a 1891 two-story brick building clad in metal siding (non-contributing, Map #81), a two-story brick building updated with oriel windows and a side addition around 1905 for Vienna Bakery (contributing, Map #82), and a c.1927 gas station with an exterior remodel in 2008 that obscured the historic features and materials, leaving only the unique form of the building intact (non-contributing, Map #83). On the northeast corner of the intersection, the 1940 gas station clad in metal panels with a curved corner towards the intersection retains excellent integrity (contributing, Map #85). The two-story brick 1893 Graham Opera House converted to State Theater in 1931 sits on the southwest corner of the intersection (contributing, Map #86). A c.1901 two-story brick building with oriel windows for the apartments on the second story above offices on the first story is found to its west (contributing, Map #87). The building to the west is two-story brick building built around 1902 with a 1950s permastone storefront remodel (Map #88). The oriel window was later removed and also replaced with permastone, but the original cornice remains intact and

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the building is counted as contributing. The two-story brick building to the west has a façade dating to around 1925, and this appearance from the street remains intact despite the collapse of the rear portion of the second story (and subsequent rear wall added roughly six feet behind the second story façade) so the building is counted as contributing (Map #89).

200 block of S. Iowa Avenue, southeast of square, Map #90-98

The east side of the 200 block of S. Iowa Avenue is marked by five contributing buildings, with the west side opposite these buildings is the side of a contributing building facing Washington. The buildings start with the landmark 1893 two-story, three-storefront, brick Queen Anne block at the southeast corner of the intersection (Map #90). Three two-story brick buildings with oriel windows sit to the south of this building (Map #91-93), with a later one-story c.1961 medical office building across the alley (Map #94). A 1915 two-story, two-storefront brick building with two oriel windows and white glazed brick accents sits on the south side of the alley on the west side (Map #99). This building and the two later buildings to the south are also contributing. The one-story brick building constructed for Marshall's Furniture who moved from the north side of the square in 1958 sits at the northwest corner of S. Iowa and W. Jefferson (Map #96). The one-story building with variegated brick façade was built for an office in 1963 (Map #97), and the concrete block building to its west was built in 1957 and used for the automotive department of a building to the north on the south side of the square (Map #98). Both were later incorporated into Marshall's complex, and modifications have resulted in them classified as non-contributing. The medical office building at the southwest corner of Iowa and Jefferson was built in 1965-66, continuing the development in this section of the district during this period (Map #95). It is counted as contributing as an excellent example of modern 1960s architecture at the end of the period of significance.

Central Park, Map #100

Central Park occupies the block designated as the public square in the original town plat in 1839, and the square itself is counted as a contributing site in the historic district. The diagonal and center walks through the park have modern paving but follow historic routes. The park has two historic features that have been tabulated, the stone Civil War memorial erected in 1931 at the southeast corner of the square (contributing object) and the large Centennial Fountain with concrete basin replacing an earlier fountain in the center of the square in 1939 (contributing object). The bandstand built in 1952 in the southwest quadrant of the park was completely rebuilt in 2010 with only the original back wall remaining, and thus it is counted as a non-contributing structure. The statue of George Washington erected in 1976 for the bicentennial near the Civil War monument in the southeast corner is counted as a non-contributing object. The restrooms building in the northeast quadrant built in 1984 is also counted as non-contributing. A number of historic, as well as replica, street lights remain in the park, but these have not been tabulated within the resource count for the district.

100 block of W. Washington, south side of square, Map #101-107

The south side of the square consists of three contributing buildings on the east end, the new Washington Public Library occupying a four-storefront space in the middle, and three buildings with five storefronts at the west end. The library is non-contributing, while the other buildings are contributing. The three buildings at the east end include the two-story two-storefront Queen Anne brick block built in 1891 (Map #101), a "short" three story brick Italianate building constructed by the 1860s (Map #102), and a two-story brick commercial building with an early 20th century façade remodel (Map #103). The Washington Public Library was completed in 2009, and it was designed as sympathetic infill with a height, mass, and rhythm to match the historic downtown (Map #104). The three buildings at the west end are shown in historic photographs as distinct buildings, then jointly remodeled in the 1890s with the Queen Anne façade across the five storefronts with two oriel windows on each of the end double-storefront buildings (Map #105-107).

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200 block of S. Marion Avenue, southwest of square, Map #108-114

The block to the south of the southwest corner of the square consists of three buildings on the east side and four buildings on the west side. The two contributing buildings on the east side are large brick buildings, a three-story, three-storefront, brick Italianate building (Map #108) and a two-story brick Classical Revival garage/armory at the south end of the block (Map #110). A small four-unit apartment building was built between them in 1972 (non-contributing, Map #109). The two-story brick building at the southwest corner of Washington and Marion dates to construction much earlier than its c.1912 façade (contributing, Map #111), and the two-story building to the south was likewise remodeled with a new façade around 1910, consisting of rusticated concrete blocks (contributing, Map #112). The two-story brick 19th century building to the south collapsed in 2008, damaging the next building as well. Both were recently demolished, leaving empty lots. The one-story law office clad in permastone to the south was built with a flat roof in 1957, which had a shed roof added against the now demolished building, leaving an odd roof addition that dwarfs the original scale/size of the building (non-contributing, Map #113). The First United Presbyterian Church has anchored the south end of this block since 1868, with a large addition and remodeling to create the current Late Gothic Revival building in 1919-1920 (contributing, Map #114).

List of buildings in the district

The Washington Downtown Historic District is composed of 123 resources on 113 properties, including 84 contributing buildings (including one previously listed), two contributing objects, one contributing site, 34 non-contributing buildings, one non-contributing structure, and one non-contributing object. Nine of the non-contributing buildings date to construction after the period of significance, and the remaining 25 are historic buildings that do not retain integrity to convey their significance. The Washington County Courthouse was previously listed on the National Register of Historic Places, and it contributes to the district. No additional buildings, structures, or objects warrant individual tabulation within the district. Building history and research information was collected in 2011-12 during the development of this nomination by Rebecca Lawin McCarley (SPARK Consulting), the Washington Historic Preservation Commission (Mary Patterson, Mike Kramme, Carol Ray, and Tom Dawson), and community volunteers (Stacy Nielson, Barb Swift, and Sandra Johnson). Newspaper research by Mary Patterson significantly contributed to the historic information compiled on each building as noted below.

Address State Site Inventory # Map # ~ Status in district	Name	Significant date Architectural style/type	Height Walls
	Historic Information		Architectural details and modifications
222 W. Main St State #92-00150 Map #1 ~ 1 contributing building (A and C) (Listed in 1981)	Washington County Court House	1885-87 Romanesque	Height: 2 story Walls: brick
	1885-87 - courthouse built under direction of architect William Foster of Des Moines 1887-2010s - county courthouse 2012 - Washington County Courthouse		Storefront: - Windows: 1/1 windows (replaced) Architectural details: corner tower with arch entries and statues, brick accented by stone details Architect/Builder: Foster & Liebbe (architects - Des Moines), C. & H. Caldwell (contractor, LaSalle, IL) Modifications: Historic: 1920 - clock installed in tower; Non-historic: 1969 - new mechanics and faces for clock on tower, 1980s - windows replaced

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		Historic Information	Architectural details and modifications
<p>210 W. Main St State #92-00544 Map #2 ~ 1 contributing building (A and C)</p>	<p>Washington Loan and Trust Company</p>	<p>1926 Classical Revival</p>	<p>Height: 2 story Walls: brick - buff on façade</p> <p>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</p>
<p>221-229 W. Main St State #92-00547 Map #3 ~ 1 contributing building (A and C)</p>	<p>Jenkins Building</p>	<p>c.1900 Late Italianate</p>	<p>Height: 2 story Walls: brick</p> <p>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: -</p>
<p>219 W. Main St State #92-00546 Map #4 ~ 1 contributing building (A and C)</p>	<p>Jenkins-Bailey Building</p>	<p>c.1900, c.1920 Late Italianate</p>	<p>Height: 2 story Walls: brick</p> <p>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: -</p>
<p>213-215-217 W. Main St State #92-00545 Map #5 ~ 1 contributing building (A and C)</p>	<p>Kerchner Block</p>	<p>1892 Late Italianate</p>	<p>Height: 3 story Walls: brick</p> <p>Storefront: iron columns stamped "Niver's Foundry, Muscatine, Iowa", three storefronts with large windows and transoms - some covered Windows: 1/1 windows Architectural details: original storefront columns, segmental arch windows, gable roofline/side gables Architect/Builder: W.A. Stiles (contractor) Modifications: -</p>

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		Historic Information	Architectural details and modifications
<p>101-103 N. Marion Avenue (also 208 W Main St) State #92-00575 Map #6 ~ 1 contributing building (A and C)</p>	<p>Jeffrey Building</p>	<p>1879, c.1937 façade early 20th century commercial</p>	<p>Height: 2 story Walls: brick</p> <p>Storefront: entry at corner for double storefront Windows: 1/1 windows Architectural details: simple brick details Architect/Builder: - Modifications: Historic: after 1936 photo - new façade brick, c.1950s - new brick on rear addition; Non-historic: storefront remodel</p>
<p>105 N. Marion Avenue State #92-00549 Map #7 ~ 1 non-contributing building (clad)</p>	<p>Washington County Press office</p>	<p>1876, c.1970s clad - 1970s commercial</p>	<p>Height: 2 story Walls: brick (clad)</p> <p>Storefront: entry at far left, large windows Windows: 1/1 windows - replaced Architectural details: - Architect/Builder: - Modifications: Historic: 1964 - aluminum canopy added to façade; Non-historic: 1970s - building clad in metal siding (after 1971)</p>
<p>109 (107) N. Marion Avenue State #92-00550 Map #8 ~ 1 non-contributing building</p>	<p>Washington Federal Savings & Loan</p>	<p>1968 modern (1960s)</p>	<p>Height: 2 story Walls: pebble panels</p> <p>Storefront: entry at left, large windows Windows: no upper windows - parapet Architectural details: pebble tile façade and aluminum awning Architect/Builder: - Modifications: Historic: - ; Non-historic: 10/1968 - permit for new façade with pebble panel cladding, new windows/doors</p>
<p>111 (109-111) N. Marion Avenue State #92-00551 Map #9 ~ 1 contributing building (A and C)</p>	<p>Journal Building</p>	<p>1930 Art Deco</p>	<p>Height: 2 story Walls: brick veneer</p> <p>Storefront: center entry with large office windows Windows: 1/1 windows - replaced Architectural details: multi-color brick, vertical/Art Deco details, stone accents Architect/Builder: - Modifications: Historic: -; Non-historic: 1970s - windows replaced</p>

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<p>112 N. Marion Avenue State #92-00552 Map #10 ~ 1 non-contributing building (clad)</p>	<p>Mason Transfer and Storage Company 2-1899 - bought by E.G. Mason, 1899-1920s - Mason Transfer and Storage Company operated here (also another site) 1931 - veterinarian 1936-1990s - Carson Plumbing & Heating (opened here in new location in 1936) 2012 - Franzen Electric</p>	<p>c.1899, 2008 gable front</p>	<p>Height: 2 story Walls: frame - vinyl Storefront: remodeled Windows: replaced Architectural details: - Architect/Builder: - Modifications: Historic: -; Non-historic: 2008 - clad in vinyl siding, new windows</p>
<p>115 N. Marion Avenue State #92-00165 Map #11 ~ 1 contributing building (A and C)</p>	<p>Washington Post Office 1911 - site bought, 1913 - \$80,000 authorized, 1916 - new post office completed 1916-2010s - post office 2012 - Washington Post Office</p>	<p>1916 Classical Revival</p>	<p>Height: 1 story Walls: brick Storefront: - Windows: replaced Architectural details: large Ionic columns, frieze with cornice with dentils, brick detail around windows Architect/Builder: - Modifications: Historic: -; Non-historic: 1980s - windows replaced, handicap ramp on south side</p>
<p>206 W. Second St State #92-00346 Map #12 ~ 1 contributing building (church) and 1 non-contributing building (Wesley Center)</p>	<p>First Methodist Episcopal Church August 1912 - construction began on new M.E. Church - dedicated on April 26, 1914 1914-2010s - First Methodist Episcopal Church 7-3-1977 - ground breaking for educational building - Wesley Center (220 W. 2nd) 2012 - United Methodist Episcopal Church, Wesley Center</p>	<p>1912-14 Classical Revival</p>	<p>Height: 1 story Walls: stone - stucco Storefront: cornerstone: "Methodist Episcopal Church - 1839 - 1912" Windows: paired rectangular with square top light Architectural details: large dome on Classical Revival building - columns/pilasters/pediments/frieze/arches Architect/Builder: Henry C. Eckland (architect, Moline, IL - Eckland & Dearmont) Modifications: Historic: -; Non-historic: 1977 - Wesley Center built on church property to west</p>
<p>221 W. Second St State #92-00585 Map #13 ~ 2 contributing buildings (A and C)</p>	<p>Washington County Jail and Sheriff's Residence (1880s-1960s - earlier sheriff's residence and jail) 1965-66 - new county jail and deputy sheriff's residence constructed - open house on 5-21-66 1976 - remodeled for joint county/city communications center - Public Safety Center 2012 - Communications Center</p>	<p>1965-66, also 1940s garage modern (1960s)</p>	<p>Height: 1 story Walls: brick Storefront: garage - 1 story tile block, 3 single-car garage doors on south - built in 1940s Windows: rectangular single light windows Architectural details: horizontal modern lines with overhanging roof Architect/Builder: Powers and Associates (architect, Iowa City) Modifications: Historic: -; Non-historic: 1976 - residence (east) portion remodeled for joint sheriff/police offices and communication center</p>

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		Historic Information	Architectural details and modifications
<p>301 W. Second St State #92-00347 Map #14 ~ 1 contributing building (church)</p>	<p>Methodist Episcopal Church (Christian Church)</p>	<p>1892, 1921 Late Gothic Revival</p>	<p>Height: 1 story Walls: stucco - brick</p> <p>Storefront: - Windows: stained glass Architectural details: "1891" on east side, corner tower, arch and lancet windows, stone details Architect/Builder: Foster & Liebbe (Des Moines, architect) Modifications: Historic: 1921 - remodeled for Christian Church - spire removed from tower; 1962 - construction of education and fellowship wing; Non-historic: -</p>
<p>120-122-124 W. Main St State #92-00543 Map #15 ~ 1 contributing building (A and C)</p>	<p>Masonic Temple</p>	<p>1930-31 Classical Revival</p>	<p>Height: 2 story Walls: brick veneer on block</p> <p>Storefront: three storefronts - all remodeled Windows: 1/1 windows Architectural details: buff brick with simple Classical detail - pilasters, arches, stringcourses - "Masonic Temple" on frieze Architect/Builder: - Modifications: Historic: -; Non-historic: 1961 - storefront remodel for 124, 1966 - storefront remodel for 122</p>
<p>116-118 W. Main St State #92-00542 Map #16 ~ 1 contributing building (A)</p>	<p>Norton Building</p>	<p>c.1868 Italianate</p>	<p>Height: 2 story Walls: brick</p> <p>Storefront: remodeled with dark elements Windows: 2/2 wood windows - replaced Architectural details: brickwork, arch windows Architect/Builder: - Modifications: Historic: -; Non-historic: c.1994 - storefront remodeling, upper cornice clad</p>
<p>114 W. Main St State #92-00541 Map #17 ~ 1 non-contributing building</p>	<p>Ohngemach Building</p>	<p>c.1895, 1994 Late Victorian</p>	<p>Height: 2 story Walls: brick</p> <p>Storefront: - Windows: - Architectural details: - Architect/Builder: - Modifications: Historic: -; Non-historic: c.1994 - cornice removed, cladding applied, storefront remodeled</p>

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108-110-112 W. Main St State #92-00540 Map #18 ~ 1 contributing building (A and C)	Knights of Pythias Building 2-1893 - H. Scofield sold to F.E. Swift (Washington Brick and Tile Co) - likely then built - first shown on 1897 map; 1897 - 3rd story - Knights of Pythias Hall (still here in 1920s), 108 - hardware, 110 - vacant, 112 - clothing 108: 1890s - hardware, 1900s - restaurant, 1910 - Hamier Law Office, c.1911-c.1967 - Nicola & Harmon - books and stationery, expand into office/school supplies in 20th century; offices on 2nd story, hall on 3rd story 110: 1900s - shoe store, 1910 - Fox & Dewey Shoes, 1910s - North Side Shoes, 1920s-c.1932 - Atchison Shoes 112: c.1897-c.1911 - Nicola & Harmon - books and stationery; c.1911-c.1940 - Graham's Department Store - start at 112 - expanded west into 114 by 1926, east into 110 by 1935 110-112: 1941 - Benteco Super Market, 1950s - Benner Food Store, c.1957-c.1962 - Minick Furniture, c.1963-c.1978 - Ben Franklin, 1978-1990s - Farrell's (office supplies and gift store) 110 1/2: 1910s-1950s - Morrison & Morrison - lawyers, 1950s - Smith Optometry 1989 - The Sewing Room (108), Farrell's (110-112) 2012 - Joy of Music (108), Un-Wired (wireless store) (110), and Custom Impressions (112)	c.1893 Italianate	Height: 3 story Walls: brick Storefront: three storefronts - all remodeled Windows: 1/1 windows - aluminum Architectural details: window hoods, decorative metal cornice, bay windows on 108 Architect/Builder: - Modifications: Historic: -; Non-historic: storefront remodeling, windows replaced
106 W. Main St State #92-00539 Map #19 ~ 1 contributing building (A and C)	Richards Brothers Building 7-1872 - Richards brothers (J.R. & L.C.) are excavating for their block on north side; 10-1872 - Aaron Hott - in Richard Bros fine new block on north side 1870s-1890s - Aaron Hott - stoves and tin shop, Hott & Son, 1897 - hardware store and tin shop c.1900-c.1912 - T.J. Dempsey - lunch room and billiards, c.1913-c.1928 - G.E. Cook's Café and Bakery 1928-1940s - North Side Café (John Winga) 1950s-2006 - Winga's Café (John until 1976, John Jr until 2006) 2012 - vacant	1872 Italianate	Height: 2 story Walls: brick Storefront: 1962 - storefront remodel by M. Cach Glass Co (Cedar Rapids) - aqua panels, large glass windows, aluminum canopy Windows: 1/1 windows in original arch openings Architectural details: window hoods, bracketed cornice Architect/Builder: - Modifications: -
100-102-104 W. Main St State #92-00538 Map #20 ~ 1 non-contributing building	Bryson House 12-1867 - new three-story brick Bryson House opened - built since May by John Bryson, lumber dealer; 5-1880 - Bryson House addition to north - total of 48 rooms; c.1890-c.1900 - Allen House c.1900-1938 - Colenso Hotel (upper stories) - Mary Hollingsworth bought in 1904 - office/lobby in 102 - closed in 1938 100: 1868 - Lewis Grocery, 1871 - Cunningham Grocery, c.1890s-1910s - F.W. Brindley, grocery; 1921 - W.S. Reister & Son - butter/eggs, 1926 - Carter's Clothing Shop, 1932 - Widmer's Clothes, 1950s-c.1966 - Wilson's Clothing (men), 1966-1970s - Squire Shop 102: 1885 - dry goods, c.1900-1930s - hotel office/lobby, 1935 - Grill Café, 1952 - Kneen Refrigeration, Washington Skelgas Service, 1956 - Lee's Skelgas & Electric, 1964 - Mode O'Day 104: 1868-1891 - Rodman Drug Store, 1891-c.1894 - North Side Drug Store (J.D. Glasgow), 1890s - Glasgow & Lytle, 1900s - fruit/confectionary, 1910 - Mugnaini & Pacini Candy, 1917 - ice cream factory at rear, 1922-1950s - The Candy Kitchen, 1964 - paints three stores on N. Iowa: 107: 1880s-1890s - tailor, 1900s-1920s - store room, 1930s-1950s - Hunsaker Shoe Repair; 109: sample rooms/dining room on 2nd, 1909-1910s - barber, 1920s - grocery, tailor, 1950s - coffee shop; 111: 1880s-1900s - kitchen/laundry, 1909-1910s - barber, 1930s-40s - Martin's Modern Cleaners, 1940s - barber 2012 - Panda Palace (100-102), Backyard Candle Company (104)	1867, 1977 Italianate (clad)	Height: 3 story Walls: brick Storefront: remodeled Windows: covered - steel Architectural details: covered - steel Architect/Builder: John P. Huskins (architect) Modifications: Historic: -; Non-historic: 1977 - façade clad in metal siding and awning added, 1985 - demolition of northernmost rear section and arch section over alley

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<p>102-104 E. Main St (also 100-108 N. Iowa Ave)</p> <p>State #92-00548 Map #21</p> <p>~ 1 contributing building (A and C)</p>	<p>Farmers and Merchants State Bank</p> <p>1912-13 - construction of Farmers and Merchants State Bank - \$65,000 - fireproof construction - bank operated here until c.1924; sold to Marsh W. Bailey on 12-11-1924 c.1926-1930s - Washington National Bank (102 N. Iowa) - known as Bailey Building - 15+ offices on upper three stories (102 or 104 E. Main); 1930s-1970s - National Bank of Washington 1937 - office and mezzanine levels converted to four story hotel above bank - 1937-70s - Hotel Washington on upper stories c.1977 - Washington Federal Savings and Loan moved here - here under this name until 2003 - storefront remodel and north addition incorporated building to north at 104-108 N. Iowa - previously restaurants here since 1920s 2003 - Federation Bank 2012 - Federation Bank</p>	<p>1912-13 Classical Revival</p>	<p>Height: 4-5 stories Walls: brick</p> <p>Storefront: remodeled with new brick Windows: replaced - single light aluminum Architectural details: buff brick with pilaster corners with stone accents - 1912 and emblem centered on west side Architect/Builder: Robert R. Mayberry (architect, Cedar Rapids), Harry J. Bishop (contractor, Cedar Rapids) Modifications: Historic: 1963 - storefront and interior remodel - brick, new windows/doors - shifted main entry from Iowa to Main; Non-historic: c.1978 - concrete band applied on first story brick - incorporated building to north at 104-108 N. Iowa</p>
<p>106 E. Main St</p> <p>State #92-00532 Map #22</p> <p>~ 1 contributing building (A)</p>	<p>Commercial building</p> <p>1885 - 2-story building here used for storing flour c.1894-c.1910 - Evening Journal newspaper here, tailor on 2nd story; 4-1910 - property bought by S.B. and R.P. Dewey - rebuilt/remodeled c.1912-1917 - Dankwardt & Kurtz meat market (moved here from 102 N. Iowa?), 1917-1920s - Dankwardt Meat Market 1935 - Slossers Rebuilt Singer Shop, 1941 - McAvoy Beauty Salon, c.1947- c.1953 - Humm Gas and Appliance, c.1954-c.1957 - Mulac's Home Furnishings 1964 - M&M Distributing, 1975 - Swanson Real Estate 1980s-2000s - Northwestern Mutual Insurance 2012 - Northwestern Mutual Insurance</p>	<p>c.1910 (1880s?) early 20th century commercial</p>	<p>Height: 2 story Walls: brick</p> <p>Storefront: remodeled - entries at left Windows: 1/1 windows - replaced Architectural details: oriel window Architect/Builder: - Modifications: Historic: stucco applied to building; Non-historic: stucco removed and brick repaired</p>
<p>108-110 E. Main St</p> <p>State #92-00533 Map #23</p> <p>~ 1 contributing building (A)</p>	<p>Congress Hotel, Café, and Tavern</p> <p>(1910 - earlier building built for Congress Hotel and Evening Journal - fire destroyed in March 1932) c.1932-1940s - Congress Hotel and Café, also Congress Tavern - new modern facility by 1936 108: 1950s - Dr. G.E. Montgomery, 1960s-70s - Richard C. George Beauty Salon, 1987 - Elaine's Beauty Salon 110: 1945-1950s - Willits Motor Company, 1950s - Perdock Olds-Cadillac, 1964 - Minick Furniture, 1971 - Gibson's Discount Center, 1988 - The Print Shop 2012 - Northwest Mutual Insurance (108), KCII radio, Dr. Suzanne Stock (dentist) (110)</p>	<p>c.1932 early 20th century commercial</p>	<p>Height: 2 story Walls: brick</p> <p>Storefront: entries on left of each storefront - large windows Windows: 1/1 windows - replaced Architectural details: buff brick dentils on frieze, segmental arch window lintels Architect/Builder: - Modifications: -</p>
<p>114 E. Main St</p> <p>State #92-00535 Map #24</p> <p>~ 1 non-contributing building</p>	<p>Fox Theatre</p> <p>1913 - Fox Theatre built by George Pratt and son Ralph and Clyde (from Winfield) - lot owned by Ed Fox - opened on January 10, 1914 1914-c.1953 - Fox Theater (Ralph Pratt also operated State Theater from 1931 to 1951) - damage from 1932 fire next door 1959 - bought by Jones Funeral Home - remodeled for hearse garage/access 1959-2000s - part of Jones Funeral Home 2012 - Jones-Eden Funeral Home</p>	<p>1913, 1959, 1999 clad - early 20th century commercial</p>	<p>Height: 1 story Walls: stucco - brick veneer on block</p> <p>Storefront: vehicle entry at left, entry, large window Windows: no upper story Architectural details: - Architect/Builder: - Modifications: Historic: 1959 - remodeled for Jones Funeral Home - hearse garage/access; Non-historic: 1999 - façade remodel - clad in stucco</p>

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Historic Information			Architectural details and modifications
116-118 E. Main St State #92-00536 Map #25 ~ 1 non-contributing building	Jones Funeral Home	1911, c.1959, 1999 clad - early 20th century commercial	Height: 2 story Walls: stucco - brick
1911 - built for Wilbur Miller - undertaking - died in 1917; 1917-1924 - funeral home of Charles Woodford of Brighton 1924-1926 - Jones & McElhinney Undertaking 1926-1996 - Jones Funeral Home 1996-2010s - Jones-Eden Funeral Home 2012 - Jones-Eden Funeral Home			Storefront: permastone with vertical windows Windows: replaced Architectural details: - Architect/Builder: - Modifications: Historic: c.1959 remodel; Non-historic: 1999 - façade remodel - clad in stucco
120 E. Main St State #92-00161 Map #26 ~ 1 contributing building (A)	Washington Public Library	1952, 1991 Colonial Revival	Height: 1 story, 2 story rear Walls: brick
(1901 - Chilcote house donated to city upon death of Jane Chilcote - became Jane Chilcote Library - move library here from city hall) 1952 - Chilcote home demolished and new library built - donations from estates of Ralph Smith and Fort Sherman 1952-2009 - Washington Public Library 2012 - meeting room for City Council			Storefront: - Windows: - Architectural details: multi-color brick, entry pediment, bay window Architect/Builder: - Modifications: Historic: -; Non-historic: 1991 - addition on west side
121 (117) E. Main St State #92-00537 Map #27 ~ 1 non-contributing building	YMCA	1924-25, 1966, 1973, 1983 modern (1960s)	Height: 2 story Walls: brick veneer
(1874 - 1910s - Washington Academy on site) 2-1-1925 - dedication of new Y.M.C.A. - designed by Temple & Burrows (Davenport) 1965-66 - extensive remodeling and two new additions to Y.M.C.A. 1983 - addition on top of north 1966 addition 2012 - Community Y			Storefront: - Windows: - Architectural details: - Architect/Builder: - Modifications: Historic: 1966 - front addition completed; Non-historic: c.1973 - small east addition, 1983 - addition on top of 1966 addition and southeast corner (rear) addition
112 N. Second Ave State #92-00661 Map #28 ~ 2 contributing buildings (A and C)	Washington Telephone Company	1916, 1920s garage early 20th century / Craftsman	Height: 2 story Walls: brick veneer
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			Storefront: - Windows: 1/1 windows (replaced/smaller) Architectural details: "Telephone Building" plaque, wide eaves with brackets, tile roof, arch domer Architect/Builder: - Modifications: Historic: 1920s - tile block garage/shop with brick veneer built on rear of lot; Non-historic: front entry vestibule added
115 N. Second Ave State #92-00662 Map #29 ~ 1 contributing building (A and C)	Fields Motor Company Warehouse	c.1949 warehouse - arch roof	Height: 1 story Walls: concrete block
1949 - property bought by J.W. Fields - built warehouse for Fields Motor Company (111-123 E. 2nd St to north); c.1949-1950s - Fields Motor Company Warehouse 1970s - warehouse for Furniture Distributors 1977-2010s - Washington County owned - garage/storage 2012 - Washington County garage/storage			Storefront: - Windows: metal 16-light windows Architectural details: arch roof Architect/Builder: - Modifications: -

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	Historic Information		Architectural details and modifications
111-123 E. Second St State #92-00578 Map #30 ~ 1 non-contributing building (clad)	Fields Motor Company	c.1916, c.1924, 1990s early 20th century commercial	Height: 1 story Walls: block - concrete (123), tile (117)
	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)		Storefront: - Windows: - Architectural details: - Architect/Builder: Minnick & Son (contractor) Modifications: Historic: c.1945 - clad in stucco; Non-historic: 1990s - clad in metal siding
108 E. Second St State #92-00577 Map #32 ~ 1 contributing building (A) (house)	Charles and Blanche Hebner House	c.1898 (house) house - Queen Anne	Height: 2 story Walls: frame - aluminum
	c.1898 - house built for Charles and Blanche Hebner c.1898-1930s - Charles and Blanche Hebner (Hebner Monuments - marble works) - 2nd unit by 1920, 4 apts by 1930 and 1930 with Hebners living in one c.1938-1946 - Blanche Hebner in one apts - 3 widows in other 3 apts 1946-1965 - owned by Dora E. Bolar and converted into Sunny Haven Nursing Home by 1958 1960s-1974 - Sunny Haven Nursing Home (owned and operated by Keith Sanders from 1965 to 1974) 2012 - five apartments		Storefront: - Windows: 1/1 windows Architectural details: hip roof with cross gables Architect/Builder: - Modifications: Historic: rear addition after 1943; Non-historic: -
102 E. Second St State #92-00576 Map #33 ~ 1 contributing building (A) (house)	William B. and Nira Bell House	c.1886 (house) house - Queen Anne	Height: 2 story Walls: frame - wood/composite shingles
	c.1886 - two-story house built for Col. William B. and Nira Bell (retired) 1886-1911 - Col. William B. and Nira Bell - also children - 1910: daughter Cora Wilson and her husband William W. Wilson (ice and coal dealer) 1911-1950s - William W. and Cora Wilson (Wilson Coal and Ice Co - N. Marion), also sister Nellie Wilson (renter) 1960-2002 - owned by Keith and Evelyn Sanders - lived here in 1964 - divided into duplex 2012 - duplex		Storefront: - Windows: 1/1 windows Architectural details: cross gable form, bay window Architect/Builder: - Modifications: -
210 N. Iowa Avenue State #92-00505 Map #34 ~ 1 contributing building (A)	Farm Bureau office	1959 1950s commercial modern	Height: 1 story Walls: brick veneer on concrete block
	1959-1960s - Farm Bureau - insurance and service 1972 - Helsher Insurance, 1976 - Production Credit Association 2012 - law office of Crystal Arthur		Storefront: - Windows: - Architectural details: brick veneer façade Architect/Builder: Earl R. Wood (contractor) Modifications: -
216 N. Iowa Avenue State #92-00471 Map #35 ~ 1 contributing building (C)	Mills Seed Company (moved here in 2010)	1907, 2010 (moved here) brick - moved	Height: 3 story - moved Walls: brick - moved
	(1920s earlier 1 story bldg - Washington Motor Co, then 1930s-60s - Mace Motor Co - Ford sales/service; 2008 - fire destroyed building) 2010 - Mills Seed Company building moved to this location history: 1907-c.1918 - Mills Seed Company, 1919-c.1925 - Bruns Seed Company, 1926-1934 - vacant, 1934-1984 - The Curran Company 2012 - vacant since prior to move in 2010		Storefront: - Windows: covered for move Architectural details: brick corbels on parapet Architect/Builder: Howard Ross (architect - local contractor), Harry Shrader (contractor) Modifications: Historic: -; Non-historic: 2010 - moved to this site from 604 N. 7th Ave

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Historic Information			Architectural details and modifications
220 N. Iowa Avenue State #92-00507 Map #36 ~ 1 non-contributing building	Hawkeye Oil Company	c.1925, c.1935, 1980 gas station (clad)	Height: 1 story Walls: concrete block
c.1925 - built, 1926 - Hawkeye Oil Company, 1930s - Mid-Continent Petroleum Corp - addition on south 1941 - Paul's Diamond Station, 1946 - Don Paul's D-X Station, 1956 - D-X Sunray Oil Company 1964 - Statler's D-X Service 2010 - Adriana's Salon 2012 - Computer Xstream			Storefront: - Windows: - Architectural details: - Architect/Builder: - Modifications: Historic: -; Non-historic: 1980 - addition - clad in vertical wood paneling, c.1986 - addition
105 E. Third St State #92-00588 Map #37 ~ 1 contributing building (A and C)	Peterson & Flickinger Veterinarian Office	1946 1940s commercial modern	Height: 1 story Walls: block
c.1946-c.1955 - Peterson and Flickinger - veterinarians 1956-1960s - Peterson, Flickinger and Larsen Veterinarian Office 1983 - Flickinger & Minneman, 1984 - Washington Town & Country Veterinarian Clinic, 2000 - Chorpeneing Real Estate, 2002-2010s - Krantz Barber Shop 2012 - Krantz Barber Shop			Storefront: - Windows: - Architectural details: tile block construction Architect/Builder: - Modifications: -
102 (100-104) E. Third St State #92-00587 Map #38 ~ 1 contributing building (A)	Washington International Company	c.1925 early 20th century commercial	Height: 1 story Walls: block
1926 - Piper Garage (Chrysler) 1929 - Washington International Company opened - name changed to McCormick-Deering Store by 1935 - farm machinery sales and repairs; 1938 - Smart & Parrish bought store - continue as McCormick Deering dealer 1938-41 - Smart & Parrish Implement Company, 1941-c.1960 - Smart Implement Company (International Harvester dealer - tractors, farm equipment, refrigerators/freezer) 1961-1970s - Town & Country Plymouth 1994-2010s - Rider Sales 2012 - Rider Sales (bicycles)			Storefront: large windows - partially covered Windows: - Architectural details: brick columns and brick detail on frieze Architect/Builder: - Modifications: Historic: -; Non-historic: windows partially covered
213-215 N. Iowa Avenue State #92-00506 Map #39 ~ 1 contributing building (A)	Sitler Auto Parts / Sitler Electric Supply	c.1926, c.1962, c.1965, c. 1982 early 20th century commercial	Height: 1 story Walls: concrete block
1900s-1920s - Clark Sitler - blacksmith (213), 1919-26 - W.F. Jacobs & Son (tire & radio service) in small building on N. Iowa (215) c.1926 - concrete block bldg built for Sitler Auto Parts Service, 1926-1935 - Sitler Auto Parts Service, 1935-1940s - Sitler Auto Parts 1950s - Sitler Auto Parts, also Sitler Electric Supply c.1962 - showroom built at 109 W. 3rd for Sitler Electric Supply - lights showroom; c.1965 - new 2-story rear warehouse built replacing older one 2012 - Sitler Electric Supply, Sitler's House of Lights			Storefront: - Windows: - Architectural details: rusticated concrete block construction, 1962 showroom with brick veneer - inset entry with metal columns Architect/Builder: - Modifications: Historic: 1962 - light showroom at 109 W. 3rd added, 1965 - large rear concrete block addition replaced earlier addition; Non-historic: 1982 - small north addition - added gable roof, 1992 - small north addition
115 W. Third St State #92-00591 Map #40 ~ 1 non-contributing building	Warehouse	c.1992 1990s warehouse	Height: 1 story Walls: concrete block
c.1992 - warehouse built 2012 - warehouse for Sitler Electric Supply to east at 215 N. Iowa			Storefront: - Windows: - Architectural details: - Architect/Builder: - Modifications: -

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<p>112 N. Iowa Avenue State #92-00500 Map #41 ~ 1 non-contributing building</p>	<p>Dougall Bros Café c.1940-1950s - Dougall Bros Café 1960s - Iowa Café 1970s-2000s - Iowa Frontier Café 2012 - Frontier Family Restaurant</p>	<p>c.1939, 1973 clad - 1970s commercial</p>	<p>Height: 1 story Walls: clad - brick veneer on tile block Storefront: - Windows: - Architectural details: - Architect/Builder: - Modifications: Historic: -; Non-historic: c.1973 - south addition and façade cladding</p>
<p>114-116 N. Iowa Avenue State #92-00501 Map #42 ~ 1 contributing building (A and C)</p>	<p>McCall Bros Livery 1890 - built for McCall Bros Livery by H. Shrader, 1890-1895 - McCall Bros - livery and sales c.1896-1920s - Fred L. Stewart - hardware and implements 1920s-1940s - Fred L. Stewart - hardware and implements - Fred and son George, grandson Clint join in 1945 1950-c.1963 - Fred L. Stewart - hardware and implements - owned by George and ran with son Clint 1963-1970s - Bob Roe Heating and Hardware 1980s-2010s - Roe Heating and Air Conditioning 2012 - Roe Heating and Air Conditioning</p>	<p>1890 Italianate (simplified)</p>	<p>Height: 2 story Walls: brick Storefront: storefront on south, large openings to north Windows: 1/1 windows - replaced Architectural details: brick corbelling/brackets on frieze, segmental arch openings Architect/Builder: H. Shrader (contractor) Modifications: Historic: -; Non-historic: 1960s - small paneling in openings</p>
<p>115-117 N. Iowa Avenue State #92-00502 Map #43 ~ 1 contributing building (A)</p>	<p>Crawford Block 1879 - property bought by Oliver Crawford - then appears to have built building - additional hotel rooms on 2nd and 3rd story connected to Bryson House to south by 5-1880 2nd/3rd story - hotel rooms for Bryson House in 1880s-1890s, then for Colenso Hotel in 1900s 2nd/3rd story - 1905 - building bought by I.O.O.F. Lodge No. 101 - hall on 3rd by 1909 map - then indicated on both in 1920s-1960s 115: 1885 - post office, 1892 - vacant, 1897 - carpentry, 1902 - flour & Feed, 1909 - harness shop, 1910 - Starr Harness, 1917 - harness, 1926 - Tooman Harness, 1935 - Joe's Tavern, 1937-1940s - Orcutt's Piggly Wiggly, 1949 - Fuhr & Cochran Piggly Wiggly 117: c.1880-c.1906 - Washington Gazette? - newspaper and job printing; 1910 - Chilcote Music Store 117: 1912 - Al Roe & Son (Floyd) start tin shop here; 1917 - tin shop; 1920s - renumbered to 119; plumbing and heating; 1936 - Al Roe and Son - grandson Bob joined; 1946-1963 - Roe's Tin Shop (117-119) - operated by Bob Roe (moved in 1963 to 114 N. Iowa) 2012 - vacant (115, upper), Hair Graphic Studio (117)</p>	<p>c.1879-80 Italianate</p>	<p>Height: 3 story Walls: brick Storefront: central entry to upper stories, storefront on either side Windows: arch windows - covered Architectural details: window hoods, cornice with brackets Architect/Builder: - Modifications: Historic: -; Non-historic: 1960s - storefront remodelings, 1985 - arch connection to south removed</p>
<p>121 N. Iowa Avenue State #92-00503 Map #44 ~ 1 non-contributing building</p>	<p>Ziegler Billiard Hall 1890s - office for Hayes Livery & Feed to north 1898-1916 - John Ziegler owned property and operated billiards hall (then 119 N. Iowa) 1916-1940s - Iowa Lunch Room (121) (H.A. Dougall) 1950s-70s - Washington Café 1980s-2000s - series of Mexican restaurants 2012 - finishing interior construction</p>	<p>c.1890, 2011 modern/rebuilt façade</p>	<p>Height: 2 story Walls: brick Storefront: c.1950s - permastone applied on storefront, removed in remodeling in 2011 Windows: replacement Architectural details: original storefront columns exposed and retained Architect/Builder: - Modifications: Historic: -; Non-historic: 2011 - façade remodeling</p>

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125 N. Iowa Avenue State #92-00504 Map #45 ~ 1 contributing building (A and C)	Washington Oil Company	c.1922 Craftsman gas station	Height: 1 story Walls: concrete block - stucco
	1921 - Washington Oil Company opened in Washington at E. Washington then moved here - here by 1926 and through early 1930s - moved to 220 E. Washington in 1934 10-1934 - Leo Sueppel opened Phillips station; 1940s-50s - Sueppel's Phillips 66 Station 1960s - Sueppel's Cities Service 1970s - Suppel 66 Station 2012 - Farm Bureau Financial Services		Storefront: - Windows: some 7/1 light wood windows Architectural details: gable-roof canopy over pumps, rafter tails, wide eaves Architect/Builder: - Modifications: Historic: 1962 - two service bay addition to south (28 by 30); Non-historic: 1996 - rear addition
107-109 W. Second St State #92-00581 Map #46 ~ 1 contributing building (A)	Studebaker Garage / H & A Baking Company	c.1920s early 20th century commercial	Height: 1 story Walls: brick veneer on tile block
	c.1925-c.1930 - Studebaker Garage; c.1931-c.1935 - H & A Baking Company 1936-c.1942 - Big Giant Super Market; 1946 - Bee Line Taxi; 1952 - Evoready Plumbing & Heating 1955-1981 - Fareway Store (grocery) 2012 - Carson's Plumbing and Heating		Storefront: - Windows: steel Architectural details: - Architect/Builder: - Modifications: -
106 W. Second St State #92-00580 Map #47 ~ 1 non-contributing building	G & S Wine and Spirits	1987 1980s commercial	Height: 1 story Walls: concrete block , brick veneer façade
	(1890s-1930s - blacksmith shop) (1940s-50s - produce store) 1987 - built as liquor store 2012 - Wine & Spirits		Storefront: - Windows: - Architectural details: "1987" plate in front gable Architect/Builder: - Modifications: -
112 W. Second St State #92-00582 Map #48 ~ 1 contributing building (A)	Cox Motor Company	c.1920 early 20th century commercial	Height: 1 story Walls: brick veneer on tile block
	c.1920-1930 - Cox Motor Company; c.1930-c.1935 - Buick Garage 1940s - L.C. Willits Company - also in 114, 1950s-60s - Sieg Company (auto parts) - also in 114, then 114-116 as well 2012 - La Tienda de la Cruz		Storefront: metal beam for lintel across top Windows: - Architectural details: tile block construction with brick veneer façade Architect/Builder: - Modifications: Historic: -; Non-historic: 1970s - storefront windows clad in wood paneling
114-116 W. Second St State #92-00583 Map #49 ~ 1 contributing building (A)	Dougherty Building	c.1920 early 20th century commercial	Height: 2 story Walls: brick
	c.1920 - auto garage - 1924 - Louck Garage, 1926 - Star Garage, c.1929-c.1938 - Morrison Ice Cream Company (116), c.1938-1940s - Sidwell's Ice Cream (116) 1940s - L.C. Willits Company - also in 112, 1950s - Sieg Company (auto parts) - also in 112; 1964 - Sieg Company (114-116, also 112) 2nd story - lodge hall in 1931, VFW here in 1950s-60s 2012 - vacant		Storefront: covered with wood paneling Windows: 1/1 windows (replaced) Architectural details: multi-color brick - brick parapet and rectangle detail Architect/Builder: - Modifications: Historic: -; Non-historic: 1970s - storefront windows clad in wood paneling

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		Historic Information	Architectural details and modifications
118-120-122 W. Second St (also 202-204 N. Marion) State #92-00586 Map #50 ~ 1 non-contributing building	Gloyer Building (c.1920 - small gas station built here) 1957 - commercial building constructed for Raymond Gloyer 1964 - Gloyer's Hatchery (202 N. Marion), Easy-Wash Laundromat (204 N. Marion), Sellers Insurance (118 W. 2nd St), Credit Bureau and Western Union (120 W. 2nd St), Dutch's Barber Shop (122 W. 2nd St), apartments on 2nd story 1978 - second story with apartments added 2012 - Gloyer Apartments, Kat's Grain (204 N. Marion), Child Advocacy Board (122 W. 2nd St.), Elaine's Beauty Salon (120), The Polished Image (118)	1957, 1978 1950s commercial modern	Height: 1 story, 2nd added Walls: block Storefront: - Windows: - Architectural details: - Architect/Builder: - Modifications: Historic: -; Non-historic: 1978 - 2nd story, roof, and pent awning added
206-208 N. Marion Avenue State #92-00553 Map #51 ~ 1 non-contributing building (clad)	Donovan Building c.1895 - built by David L. and Dora Donovan - 1897 and 1902 maps shows south half as dwelling, north half as wallpaper store, and paint shop at rear - David was house painter, and 1st car owner in city in 1901 1905 - building sold, Carris Novelty Company in rear, Iowa Pride Stock Power Co in north (208), tea store in south (206) in 1909/1910; c.1912-c.1918/c.1925 - Western Hog Oiler Company - remodeled into single 1st story space (206) 1925-c.1930 - H. & A. Baking Company (E.T. Hansen, Lee Anderson) - remodeled building - oven at rear 1935 - Sandwich Shop, 1941 - Edith's Place, 1953 - Edith's Sandwich Shop (Edith Beaty owned from 1936 to 1950s) c.1960 - bought by Farmers Implement Company - expand into space from 210 - remodeled both storefronts jointly 2008 - Powercom 2012 - Powercom	c.1895, c.1970s gable front	Height: 2 story Walls: frame - asbestos/metal siding Storefront: remodeled with concrete blocks to tie to building to north Windows: covered by siding Architectural details: - Architect/Builder: - Modifications: Historic: 1950s - storefront remodeled jointly with 210; Non-historic: -
210 N. Marion Avenue State #92-00554 Map #52 ~ 1 contributing building (A and C) - check	Farmers Implement Company 1910-c.1912 - B.F. Dixon Auto Sales (Buick) - owned by Winfield Smouse; 1913 - Hawkeye Welding Company (H.D. Smith) - welding and auto repair work; 1909 and 1917 Sanborn maps also shows 12 car garage here with shop 1926 - Louck Garage, 1932 - Stewart's Auto Shop 1935-1981 - Farmers Implement Company (John Deere dealer) - Jim Stewart owned part from 1935 to 1953 - continued by Nate Young and T.G. Garner, moved in 1981 to east side of town 1995 - George's Auto Parts, 2008 - Powercom 2012 - Powercom	c.1910, 1950s early 20th century commercial	Height: 1 story Walls: concrete block - rusticated; later block on façade Storefront: remodeled with later block in 1950s Windows: - Architectural details: rusticated concrete blocks Architect/Builder: - Modifications: Historic: 1950s - storefront remodeled jointly with 208; Non-historic: -
214 N. Marion Avenue State #92-00556 Map #53 ~ 1 contributing building (A)	Lemke Electric Motor Shop c.1955-1980s - Lemke Electric Motor Shop 2012 - Washington Plumbing Company	c.1955 1950s commercial modern	Height: 1 story Walls: tile block façade, concrete block sides Storefront: single window changed to two windows Windows: - Architectural details: - Architect/Builder: - Modifications: Historic: -; Non-historic: 1980s - low gable roof added

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<p>220 N. Marion Avenue State #92-00663 Map #54 ~ 1 contributing building (A) (house) and 1 non-contributing building (garage)</p>	<p>Calvin and Nora Long House c.1889-1912 - Calvin (blacksmith) and Nora Long - blacksmith/wagon shop on south 22' of lot 1912-1923 - Nancy Hayes Hodges (widow) 1923-36 - owned by Lillian (Lillie) Hayes - rental, 1936-1941 - owned by C.R. McCutchen (banker) - rental 1941-1960s - Wilbur and Dorothy Richardson (Wilbur was truck driver for transfer co in 1940) 1960s-1980s - Dorothy Richardson 1994-2012 - Gary and Linda Kron 2012 - house and garage</p>	<p>c.1889 (house), 1996 garage house - Queen Anne</p>	<p>Height: 2 story Walls: frame - wood Storefront: - Windows: 1/1 windows Architectural details: decorative entry porch, bay window Architect/Builder: - Modifications: Historic: -; Non-historic: 1996 - garage built to south of house</p>
<p>306 N. Marion Avenue State #92-00664 Map #55 ~ 1 contributing building (A and C)</p>	<p>Pennsylvania House (hotel) 1876 - Pennsylvania House built, operated by Lorenz Benz - located immediately north of city limits to have saloon in hotel 1876-c.1905 - Pennsylvania House (Lorenz Benz) c.1905-1912 - Benz Hotel; 1913-c.1928 - Hotel Stuart 1928-1938 - The Annex Hotel (or Colenso Hotel Annex - main hotel at 102 W. Main) 1939-1960s - Hotel Grand (or Grand Hotel) 1966-1980s - Grand Apartments 2012 - apartments</p>	<p>1876 Italianate</p>	<p>Height: 3 story Walls: brick Storefront: - Windows: 1/1 windows (replaced) Architectural details: brick pilasters, cornice, dentils, and window hoods Architect/Builder: - Modifications: Historic: -; Non-historic: 1970s - converted to apartment - replaced windows, added entry vestibule</p>
<p>101-103 S. Marion Avenue State #92-00558 Map #56 ~ 1 contributing building (A)</p>	<p>Bryson Block 1876 - John Bryson built new two-story block on northwest corner of square - September - J.S. Morris & Co moved The New York Store here 1876-1888 - The New York Store (dry goods) (101); 1889-1895 - J.B. Crail - The Horse Shoe Store - dry good (101); c.1885-c.1895 - A.N. Alberson, groceries (103) 1895 - 101 and 103 storefronts remodeled into one story for J.B. Crail - The Horse Shoe Store - dry goods 1895-1926 - J.B. Crail - dry goods - The Horse Shoe Store; 1890s-1910s - law offices on 2nd story (Meacham, Wilson, Hanley, Butterfield); 1890s-1930s - 2nd story of rear - photography studio (1910 - Frey, 1922-c.1940 - Guther) 1927-1988 - J.C. Penney Company - moved here from 105 (since 1924) - remodeled storefront to "standard" company design with black and yellow colors - interior remodel as well; 2nd story - law office of George Morrison and Gifford Morrison (c.1940-1956) 2012 - The Village - clothing, apartments on 2nd story</p>	<p>1876 Italianate</p>	<p>Height: 2 story Walls: brick Storefront: black/yellow tile on pilasters and bulkheads - 1927 remodel; 2008 - uncovered Windows: 1/1 windows with stone arch hoods Architectural details: arch windows, brick cornice detail on north Architect/Builder: - Modifications: Historic: c.1927 - storefront remodel, 1920s/30s - bracketed cornice on façade removed; Non-historic: 2008 - rehabilitation of building</p>
<p>105 S. Marion Avenue State #92-00559 Map #57 ~ 1 non-contributing building</p>	<p>Chalupa Building (c.1890s-1920s - The New York Store) (1924 - J.C. Penney opened here, moved next door in 1927; 1935 - Benteco) (1930s-1954 - Thomassen's IGA Food Market / Thomassen Super Valu Store) (1954-1983 - Thomassen Variety Store) 1990s - The Copper Penney (gift shop) 2012 - New Attitude (beauty salon)</p>	<p>1992 1990s commercial</p>	<p>Height: 2 story Walls: brick veneer on block Storefront: - Windows: - Architectural details: - Architect/Builder: - Modifications: Historic: -; Non-historic: 1990 - fire destroyed old building - new constructed after Chalupa bought in 4-1992 - occupied in 11-1992</p>

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<p>107 S. Marion Avenue</p> <p>State #92-00560 Map #58</p> <p>~ 1 contributing building (A and C)</p>	<p>Mount Building</p> <p>(1856 - built, 1860s - George Smith, shoes and boots, Union Block - Kendall House on upper) (1890s-1900s - Work & Meek Shoe Store) 1908 - owned by Martha Mount and rebuilt/remodeled (wife of William R. Mount - real estate); 1908-1910s - Work Shoe Store 1936-1940s - Coast to Coast Store 1952 - Ledger's Appliance and Radio 1956 - Gamble's Store; 1964-1970s - Payne's Radio, TV, and Appliance 1989 - West Side Floral 2012 - Washington Realty</p>	<p>1908 Queen Anne</p>	<p>Height: 2 story Walls: brick</p> <p>Storefront: remodeled - entry toward left, upper story entry at right Windows: 1/1 windows with brick lintels/shoulders Architectural details: "1908" on frieze, oriel window, cornice with brackets Architect/Builder: - Modifications: Historic: 1908 - rebuilt or remodeled significantly; Non-historic: storefront remodel</p>
<p>109-111 S. Marion Avenue</p> <p>State #92-00561 Map #59</p> <p>~ 1 contributing building (A and C)</p>	<p>Stewart Building</p> <p>(1856 - Union Block/Kendall House) (111: series of drug stores, finally 1885-c.1907 - John H. Stewart Drug Store; 109 - tin shop, grocery in 1890s-1900s) 1908 - 109 owned by Agnes Stewart and 111 owned by brother John H. and Rachel Stewart - rebuilt/remodeled 109: 1910 - Stewart Grocery, 1926 - Warren Seed Store, 1930s - Oetjen Seed Store, 1940s-50s - Spurgeon's Store, 1960s-1980s - Gamble's Hardware Store 111: 1910 - Ross Drug Store, 1913-1940s - Phillips & Hebner - drug store, 1940s-1950s - Phillips Drug Store, 1950s-1960s - Phillips Pharmacy 2012 - Advance Employment (109), Simply Spa (111)</p>	<p>1908 Queen Anne</p>	<p>Height: 2 story Walls: brick</p> <p>Storefront: remodeled - 109: center entry with large windows, 111: entry at right and large windows to left, middle - upper story shared entry Windows: 1/1 windows with brick lintels/shoulders Architectural details: "Stewart Building" on frieze, two oriel windows, cornice with brackets Architect/Builder: - Modifications: Historic: 1908 - rebuilt or remodeled significantly; Non-historic: storefront remodels</p>
<p>113 S. Marion Avenue</p> <p>State #92-00562 Map #60</p> <p>~ 1 contributing building (A and C)</p>	<p>Dewey Jewelry</p> <p>(1860s - P.J. Sheldon, jewelry - Union Block) 1883 - fire on west side of square - S.B. Dewey built new brick jewelry store here 1900s - notions/hardware; 1910 - Turner Hardware, 1917 - variety store 1926 - Goodin Undertaking, 1933-c.1940 - Rukgaber Hardware 1941 - National Tea Store, 1950s - Coast to Coast c.1960 - Osincup Drug Store expanded store into 113 as well as 115 - here until 1986 1989 - Iowa Computer Solutions 2012 - Taste of China</p>	<p>1883 Italianate</p>	<p>Height: 2 story Walls: brick</p> <p>Storefront: remodeled - aluminum doors and windows - older door to upper story with transom at right Windows: 1/1 windows (replaced) Architectural details: cornice with brackets, window hoods, oriel window added c.1910 Architect/Builder: - Modifications: Historic: c.1910/15 - oriel window added; Non-historic: storefront remodel</p>
<p>115 S. Marion Avenue</p> <p>State #92-00563 Map #61</p> <p>~ 1 contributing building (A and C)</p>	<p>Commercial building</p> <p>1883 - fire on west side of square - rebuilt by Hugh Smith (bank officer) 1890s-1917 - Lewis Millinery (1910 - Miss M.C. Lewis) 1917-1920s - Clark & Enslin (millinery/notions/dry goods); c.1930-c.1936 - Mayo Bakery, Dale & Dorothy's restaurant c.1936-c.1946 - Stephen Jewelry, Paul R. Horak - insurance, Wittrig Harness 1947-1986 - Osincup Drug Store (Herbert Osincup, Walgreens) - expanded into 113 as well around 1960 1989 - Iowa Computer Solutions 2012 - Taste of China</p>	<p>1883 Italianate</p>	<p>Height: 2 story Walls: brick</p> <p>Storefront: remodeled - center aluminum door and large windows Windows: 2/2 wood windows Architectural details: cornice with brackets, window hoods Architect/Builder: - Modifications: Historic: -; Non-historic: storefront remodel</p>

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117 S. Marion Avenue State #92-00564 Map #62 ~ 1 non-contributing building	Dougherty Brothers	1883, 2000 2000 remodel	Height: 2 story Walls: brick
1883 - fire on west side of square - brick buildings built - James H. Clyde - clothing here in 1880s 1889-1939 - Dougherty Brothers - men's furnishings and clothing c.1940-c.1950 - B & B Store - men's clothing 1951-1990s - Joe Falk Company - men's clothing 2000 - Washington State Bank expanded into 117 - façade remodel to connect buildings 2012 - Washington State Bank		Storefront: - Windows: - Architectural details: - Architect/Builder: - Modifications: Historic: -; Non-historic: 2000 - bank expanded into building and remodeled façade	
121 (119-123) S. Marion Avenue State #92-00565 Map #63 ~ 1 non-contributing building	Washington State Bank	1951, 1973, 2000 2000 remodel	Height: 1 story Walls: brick
(1883-1902 - First National Bank) (1902-1912 - Citizens Savings Bank) (1912-1932 - Commercial Savings Bank; 1932-1950 - Washington State Bank) 1950 fire destroyed bank - Washington State Bank rebuilt at 121-123 1974 - bank expanded into 119 (Fern Pastry Shop here 1940s-1970s) and remodeled façade of both building to unite them 2000 - bank expanded into 117 - façade remodel to connect buildings 2012 - Washington State Bank		Storefront: - Windows: - Architectural details: - Architect/Builder: - Modifications: Historic: -; Non-historic: 1973 - first façade remodel - expand into bldg to north (119) as well; 2000 - second façade remodel, expanded north into 117 and annexed west bldg on Washington	
208-210 W. Washington State #92-00610 Map #64 ~ 1 contributing building (A)	Keeley Law Office and Residence	c.1905 Classical Revival	Height: 2 story Walls: brick
c.1902-05 - built by Citizens Savings Bank as rental office/residential space; 1906 - dentist Dr. W.M. Terry and lawyer W.M. Keeley likely in 208 portion 1910 - Keeley Law Office (W.M. Keeley) and Clapper Real Estate (O.K. Clapper) in 208 with Terry Dentist Office on 2nd story, 210 is residence of Hannah E. Keeley, with son William M. Keeley here at 212; 1912-1932 - owned by Commercial Savings Bank to east 1920s - Hannah E. Keeley lived at 210; 208 - Keeley Law Office, Clapper Real Estate, dentist Dr. O. Frank Boller; 1933-1942 - owned by W.M. Keeley; 1930s-40s - Clapper Realty, lawyer Richard A. Stewart, dentist O.F. Boller 1950s - insurance, law office, dental office 1986 - bought by Washington State Bank to east, remodeled and attached to bank in 2000 2012 - Washington State Bank		Storefront: - Windows: replaced - single-light Architectural details: red brick with buff brick Romanesque arches and quoins/pilasters, stone foundation, cornice Architect/Builder: - Modifications: Historic: -; Non-historic: 2000 - 2 entries filled in, windows replaced, cornice decorative ends added	
218 W. Washington State #92-00613 Map #65 ~ 1 contributing building (A)	Jacob's Tire & Radio Service	1929 early 20th century commercial	Height: 1 story Walls: tile block
(1890-1927 - 2nd United Presbyterian church on site) spring 1929 - J. & M. Tire Service move from Iowa to newly built building on Washington (Clarence Jacobs, Harold Mangold) - Jacobs took over - name became Jacob's Tire & Radio Service by 1935 c.1934-c.1944 - Jacob's Tire & Radio Service c.1945-1967 - Farrell's Office Supply - job printing and office supplies 1967-1980s - Farrell's Inc. - job printing 2012 - IGraphix - print shop		Storefront: - Windows: - Architectural details: brick façade with tile block construction Architect/Builder: - Modifications: Historic: 1962 - rear concrete block addition (18 by 30); Non-historic: 1970s - storefront clad in paneling, siding on parapet	

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108 (106) S. Avenue B State #92-00496 Map #66 ~ 1 contributing building (A) (house) and 1 non-contributing building (garage)	House and garage 1870 - lot sold by James D. Martin to Charles C. Paulk; 1874 - lot sold to Mary A. McFarland - widow by 1887 1887 - house sold to Daniel W. and Mary C. Ott - Daniel died by 1890 - Mary owned with children Clare and Edith - appear to have used as rental 1912 - Clare transfer interest to Edith, 1924 - Edith Hope (Ott) Lauers transferred interest to Mary C. - did not live here in 1920 or 1930 1941 - Mary C. Ott died - house to Edith Hope Lauers - rental property 2012 - duplex	c.1880 (house), 2009 garage house - T-plan / Queen Anne	Height: 2 story Walls: frame - steel Storefront: - Windows: 6/6 wood windows Architectural details: T-plan form with clipped gables, porches, decorative windows Architect/Builder: - Modifications: Historic: 1920s - south porch added; Non-historic: 2009 - garage - 30x56
112 S. Avenue B State #92-00497 Map #67 ~ 1 contributing building (A and C)	Livingston, Day, Meeker, Kehoe & Bates Law Office (1935-36 - house at 112, Pleasant Inn - restaurant - 114) 1965-66 - construction of Livingston, Day, Meeker, Kehoe & Bates law offices 2012 - Day, Meeker, Lamping, Schlegel & Salazar Law offices	1965-66 1960s commercial modern	Height: 1 story Walls: concrete block Storefront: - Windows: - Architectural details: light brick façade, multi-light windows, pent roof with brackets Architect/Builder: - Modifications: -
119 S. Avenue B State #92-00498 Map #68 ~ 1 contributing building (A and C)	Gilmere Shell Service Station 1931 - earlier small Shell station; 1934-38 - Knauss Shell Station; 1938-43 - Garrett's Shell Station 1943-1960s - Gilmere Shell Station 2012 - Glen's Auto Repair	c.1940, c.1950 1940s commercial modern	Height: 1 story Walls: concrete block Storefront: - Windows: - Architectural details: yellow brick with red brick accents, corner with large windows and pent roof Architect/Builder: - Modifications: Historic: 1950s - addition of second service bay; 1962 - rear addiiton (2 by 36); Non-historic: -
213 W. Washington State #92-00611 Map #69 ~ 1 contributing building (A) (rowhouse)	Dr. William and Susan McClelland House and Office c.1855 - Dr. William McClelland bought Lot 3 - house/office on west half of lot shown in 1885 and 1892 by 1897, this rowhouse built with brick veneer - other house remained on west half (demo c.1930 for garage) - Dr. Wiliam and Susan McClelland likely moved to new house 1902 - Dr. William McClelland died (age 88); 1915 - Susan McClelland died 1917-1927 - home of William W. and May McFarland (retired farmer) - tenant on first story 1930-1980s - Ray and Mabel Cox - Cox Motor Company at 217 W. Washington 2012 - residence	c.1893 rowhouse - Late Italianate	Height: 2 story Walls: brick Storefront: - Windows: 1/1 windows Architectural details: entry with transom, segmental arch windows, cornice with brackets Architect/Builder: - Modifications: -

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<p>209-211 W. Washington</p> <p>State #92-00609 Map #70</p> <p>~ 1 non-contributing building</p>	<p>McConnaughey Building</p> <p>1892 - W.A. Stiles built a \$4,000 2-story block for the McConnaughey brothers - west half - dwelling, east half - office/dwelling 1894-1919 - west (dwelling) half owned by J.H. / C.W. Stewart family; 209: (east half) 1902 - office/dwelling, 1907 - pianos/music store, 1917 - tailor; 1919 - both halves owned by Edmund Morrison (law office on W. Main) 209: 1921-1940s - Wardrobe Cleaners (Charles W. Davis), 1940s-early 1950s - Marlowe Cleaners, 1956 - Watson Sta-Nu Cleaners, 1964 - J.J. Mattes Income Tax Counselor 211: 1930s - Johnston Barber Shop and Beauty Parlor; 1941 - Lucille's Beauty Shop, 1946 - Wehr Studio - photography, 1950s - Ken-Rene Studio - photography c.1957 - law office of Morrison & Morrison moved to 211 (Edmund Sr, Edmund Jr); 1961 - became Morrison, Morrison & Lloyd (added James Lloyd) 1990 - Morrison, Lloyd, McConnell, & Mullins law office 2012 - Lloyd, McConnell, Davis & Lujan - law office</p>	<p>1892, c.1957, 2006 commercial</p>	<p>Height: 2 story Walls: brick</p> <p>Storefront: c.1957 remodel - tan brick - 209 storefront, 211 office window Windows: casement and 1/1 windows Architectural details: - Architect/Builder: W.A. Stiles (contractor) Modifications: Historic: c.1957 façade and storefront remodel; Non-historic: 2006 - façade remodel</p>
<p>100 S. Iowa Avenue</p> <p>State #92-00508 Map #71</p> <p>~ 1 contributing building (A and C)</p>	<p>Washington National Bank</p> <p>1871 - Washington National Bank built Italianate building with stone façade 1890 - rear addition constructed for office at rear of bank 1912 - construction of Washington National Bank - \$18,000 - here until c.1926 - moved to larger bank building to north basement - barber shop, 1940s-50s - Globe Barber Shop, 1964 - Don's Barber Shop 2nd story - insurance offices - Lemley & Yard (1927-1930s), Farmers Mutual (1930s); governmental ag office in 1950s - Production Marketing Association (PMA), Agricultural Stabilization and Conservation rear - 107 E. Main: Wilson & Wilson law office (1910s-1930s), Carlton C. Wilson, lawyer (1940s-60s) rear - 109 E. Main: Drs. H.C. and J.C. Hull (1910), Dr. Henry C. Hull (1920s-1940s), Dr. Wendell Shaffer (1950s), Brewer Insurance (1960s) 2012 - Vittetoe Insurance Inc., rear - vacant</p>	<p>1912-13 Classical Revival</p>	<p>Height: 2 story Walls: brick</p> <p>Storefront: entry at right with large window to left Windows: 1/1 windows Architectural details: white terra cotta cladding with Classical details Architect/Builder: - Modifications: Historic: c.1890 - rear addition constructed on 1871 bank building; 1913 - bank rebuilt/remodeled with terra cotta exterior; Non-historic: c.2000 - rear addition clad in stucco</p>
<p>102 S. Iowa Avenue</p> <p>State #92-00509 Map #72</p> <p>~ 1 non-contributing building</p>	<p>Commercial building</p> <p>1902 - bought by S.B. Dewey and F.L. Wilson - built by 1909 - in Dewey family until 1970s; 1910 - Gardner & Bridger - clothing; 1917 - confectionary 1921-1935 - The Chocolate Shop (Giovanardi & Sodini) 1935-1974 - The Chocolate Shop (Leo Nardy) 1976 - The Sunflower - ladies ready-to-wear clothing 2012 - Farmers Mutual Insurance Association</p>	<p>c.1905, 1990s early 20th century commercial</p>	<p>Height: 2 story Walls: brick</p> <p>Storefront: remodeled with entry at left with light brown brick Windows: replaced Architectural details: - Architect/Builder: - Modifications: Historic: -; Non-historic: 1990s - storefront remodel, 2001 - second story remodel (oriel window removed, cornice clad)</p>
<p>104 S. Iowa Avenue</p> <p>State #92-00510 Map #73</p> <p>~ 1 non-contributing building (clad)</p>	<p>Hayes Building</p> <p>1889 - new building for John Hayes built by Shrader & Son for \$1,600 - 2 story brick; 1890s-1900s - meat market c.1905-c.1920 - Steck Jewelry 1922-1944 - Westphal Jewelry (Jack Westphal - moved here from west side) 1944-1957 - Grecian Jewelers (Owen Grecian, son Eugene - bought Westphal's) 1957-2000s - Grecian Jewelry (Eugene Grecian) 2012 - Grecian Jewelry</p>	<p>1889, 1970s Italianate (clad)</p>	<p>Height: 2 story Walls: brick</p> <p>Storefront: remodeled - center entry Windows: 1/1 windows - replaced Architectural details: covered by siding (brick arch across façade, arch windows) Architect/Builder: Shrader & Son (contractor) Modifications: Historic: c.1930s - brick clad in stucco and painted; Non-historic: 1964 - aluminum siding above first story windows (stucco failing); after 1976 - second story clad in aluminum siding</p>

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<p>106 S. Iowa Avenue State #92-00511 Map #74 ~ 1 non-contributing building</p>	<p>Commercial building 1872 - Adair Brothers built new drug store next to Williams Shoe 1880s-1890s - drug store 1903-1917 - Snouffer, Hughes, and Company (Harry I. Ward as manager in 1907) 1917-c.1937 - H.I. Ward and Company; 1937-c.1940 - Hanson Company c.1940-1943 - Helman's Style Shop; 1943-c.1950 - Rockwood's, c.1950-1960s - Duncan's Shop for Women 1971 - The Essex (women's clothing) 2012 - Antique Mall</p>	<p>1872, c.1910s, 1990s early 20th century commercial</p>	<p>Height: 2 story Walls: brick Storefront: remodeled - aluminum with center entry and large windows Windows: windows clad in siding Architectural details: light brick façade Architect/Builder: - Modifications: Historic: c.1910s - new façade brick (or rebuilt), c.1950s - metal panels installed on façade (removed in 1980s); Non-historic: storefront remodel, 2000s - siding in window openings</p>
<p>108 S. Iowa Avenue State #92-00512 Map #75 ~ 1 contributing building (A)</p>	<p>Williams Boots & Shoes 1866 - Williams & Upham built store on east side - moved here - large boot on building by 1871; 1868-1890 - J. Albert Williams - boots and shoes 1887 - son-in-law Frank Wilson became parnter; 1890 - shoe store continued by Frank L. Wilson after Williams' death 1904 - business became Frank L. Wilson & Co - here until 1926 1926 - Wilson retired - store continued as Corbin & Barrett Bootery; 1930 - bought and renamed Welch-Moore Shoe Store; 1933 - became Moore's Bootery (Fred L. Moore) 1946 - Brown's Shoe Fit Company opened store here (Iowa chain based in Shenandoah) - here through end of 20th century 2012 - Brown's Shoe Fit Company</p>	<p>1866, c.1910, c.1950s early 20th century commercial</p>	<p>Height: 2 story Walls: brick Storefront: c.1950s remodel for Brown's - projected display windows, teal bulkheads, tile entry with "Brown's" Windows: 1/1 windows (vinyl) Architectural details: light brick façade, c. 1950s storefront remodel Architect/Builder: - Modifications: Historic: c.1910 - added two oriel windows, c.1950s - removed oriel windows, storefront remodel; Non-historic: windows replaced with 1/1</p>
<p>110-112 S. Iowa Avenue State #92-00513 Map #76 ~ 1 contributing building (A and C)</p>	<p>Cunningham Building (built by Whitcomb/Higgins) 110: 1881 - Cunningham and Anderson (grocery and hardware) - opened on east side - became J.C. Cunningham & Sons by 1893 - here through at least 1926 112: c.1895-c.1910 - Sol Rich & Co - clothing (112, moved here from north side); 1910s - clothing store c.1911 - 110-112 jointly rebuilt/remodeled by Charles C. Cunningham - current facades; 1930s - Knights of Pythias Hall - 112 1/2; 1933-1935 - RaBerta Beauty Salon (110) c.1935-1970s - McLellan Store (110-112) 1974-1980s - Harrison's 1989 - Goodwill 2012 - Bodywrx Fitness Center</p>	<p>c.1911 Classical Revival (simplified)</p>	<p>Height: 2 story Walls: brick Storefront: remodeled Windows: 1/1 windows Architectural details: simple brick detail and cornice on façade Architect/Builder: - Modifications: Historic: c.1911 - new façade brick jointly on 110-112 and storefront remodel (new bldg?); 1920s - 110 and 112 combined into one store; Non-historic: 2010 - façade work completed</p>
<p>114 S. Iowa Avenue State #92-00514 Map #77 ~ 1 contributing building (A and C)</p>	<p>Keeley Building (built by A.L. Smouse - Smouse's Grocery) (1890s - bakery; 1900s-c.1910 - East Side Restaurant) c.1913 - William M. Keeley remodeled façade; 1917 - boots and shoes 1926-1930s - Thompson's Sanitary Market / Thompson Grocery; c.1935-c.1941 - The A&P Tea Co / A&P Store 1950s - Speedway Food Store 1964-1970s - Simmering's Hardware 1989 - The Game Room 2012 - Systems Unlimited</p>	<p>c.1913 early 20th century / late Queen Anne</p>	<p>Height: 2 story Walls: brick Storefront: remodeled - center entry with large windows - upper story entry to left Windows: 1/1 windows Architectural details: brick detail, center square oriel window Architect/Builder: - Modifications: Historic: c.1913 - new façade and oriel window added (or rebuilt); Non-historic: 1999 - remodel (storefront?)</p>

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116 S. Iowa Avenue State #92-00515 Map #78 ~ 1 contributing building (A and C)	Lemmon Jewelry (built by Jackson/Roberts) (1880s-1890s - L.D. Robinson, jewelry; 1894 - Robinson part owner at start of Washington Telephone Company - exchange on 2nd story through at least 1910) 10-1-1900 - C.S. Lemmon and partner Lewis buy store after Lemmon worked for Robinson since 1899 - jewelry and optometry; 1904 - Claude S. Lemmon bought out Lewis 1904-1944 - Lemmon Jewelry - son John join father Claude in 1933 1944-1956 - Lemmon & Son - jewelry and optometrists; 1956-1963 - Lemmon & Logan 1963-1999 - Logan Jewelry - Don Brown became partner in 1978 1999-2010s - Don's Jewelry and Design 2012 - Don's Jewelry and Design	c.1910 Classical Revival (simplified)	Height: 2 story Walls: brick Storefront: remodeled - angled windows to center entry Windows: 1/1 windows Architectural details: brick detail, cornice on frieze, window detail Architect/Builder: - Modifications: Historic: c.1910 - new façade brick and detail; Non-historic: 1994 - storefront remodel
118-120 S. Iowa Avenue State #92-00516 Map #79 ~ 1 contributing building (A)	Wilson Block 118: 1858 - built for William Wilson, Jr. - hardware store, 1860s-1870s - Wm. Wilson & Bros., 1890s - Wilson Hardware 120: 1870s - Kerr & Wilson - grocery - then Wilson & Beard; 1880s - Wilson, Beamer & Co - grocery; 1890s - C.M. Stinson - grocery - then Kay & Lytle 118: 1900s-1920s - Wilson Heating Company 120: 1900-1930s - R.L. Lytle Grocery 118: 1930s-1960s - shoe store (S&N Central Shoe, 1941 - Rob-Air Footware, 1950 - Booth & Horak Shoes, 1952 - Horak Shoes, c.1955-1960s - Wittrig Shoe Store 120: 1930s-1973 - Lytle Grocery 2012 - Edge2 (118), Dodici's Shop (120)	c.1858, c.1920s early 20th century commercial	Height: 3 story Walls: brick Storefront: remodeled - two storefronts with central entries Windows: 1/1 windows Architectural details: brick/concrete detail on parapet, window hoods Architect/Builder: - Modifications: Historic: 2-story oriel windows added after 1926; Non-historic: storefront remodels
122 S. Iowa Avenue State #92-00517 Map #80 ~ 1 contributing building (A and C)	Blair Building 1850s - J. Dawson & Co 1860s-1880s - Blair & Brokaw (dry goods) c.1888-c.1925 - William Blair & Son - dry goods; 1926 - The Ninety-Eight Cent Store 1933-35 - DeWit Grocery c.1946-c.1954 - Sorden Music Co; 1956 - Everett's Music Co 1964-1971+ - Klein Klothng Kompany 2012 - Café Dodici	c.1856 commercial	Height: 3 story Walls: brick Storefront: remodeled - entry at left and two large windows Windows: 1/1 windows Architectural details: brick detail Architect/Builder: - Modifications: Historic: -; Non-historic: 2004 - storefront remodel
112-114 (110-112) E. Washington State #92-00595 Map #81 ~ 1 non-contributing building (clad)	Winfield Smouse Block 1891 - F.E. Swift built \$5,000 block for Winfield Smouse 112: 1892 - Smouse & Keeley Real Estate; 1897 - vacant; 1902 - print shop; 1909 - Unique Theater; 1917 - grocery store 114: c.1891-1903 - Washington Steam Laundry (R.F. Smith); 1903 - bought by J.A. Crawford; c.1910-13 - Means Laundry (Charles A. Means); 1917 - motorcycle shop 112: c.1921-c.1934 - Reister Creamery; 1935 - Askea Produce; c.1937-c.1957 - Washington Dairy (William M. Tweeten); 1964 - Tweeten Real Estate, Time Loan Company 114: 1920-1928 - Brown's Tire Shop (Maynard "Bill" Brown); c.1930-c.1935 - Minick's Midway Café; 1935-c.1940 - Leffler's Café; 1940s - Gidley's Café; 1949 - Steakhouse Café; 1950s - White Front Café 2012 - Eastern Iowa Chiropractic Center and Massage Therapy (112-114)	1891, c.1980s Late Italianate (clad)	Height: 2 story Walls: brick (clad) Storefront: remodeled and clad Windows: 1/1 windows Architectural details: obscured by cladding Architect/Builder: F.E. Swift (brick) Modifications: Historic: -; Non-historic: c.1980s - building clad in metal siding

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<p>116-118 E. Washington State #92-00596 Map #82 ~ 1 contributing building (A and C)</p>	<p>Vienna Bakery 1883 - Calvin Beard owned, 1884 - James H. Young bought, building here in 1885 - two offices; 1894 - E. Eaton - restaurant; 1902 - one space - music store c.1905 - addition built on east side; c.1905-c.1913 - Vienna Bakery - used full building and addition 116: 1917 - Chinese laundry, 1926 - Mayo's Home Bakery, 1935 - Bidwell Plumbing, Broadgate Electric, Dodder Painting; by 1939-40s - Modern Appliance, 1946 - Bence's WWII Surplus Store; 1952 - Dew Drop Inn and Mills Cash Grocery, 1956 - Mills Cash Grocery 118: 1917 - Saling Music Store?, 1935-1937 - McKay Music Service, 1937-c.1945 - Sorden Music Company, 1953-c.1960 - The Beauty Lounge 116: 1964 - C.M. Hayes Insurance, The Dinette; 118 - Edna's Beauty Salon 2012 - Earthly Blessing Gift Shop (west half - 114), Denim & Pearls (east half - 116), The Hair Bar (addition - 118)</p>	<p>c.1883, c.1905 (remodel/addition) Late Victorian</p>	<p>Height: 2 story Walls: brick Storefront: currently three stores with entries and large windows Windows: 1/1 windows Architectural details: brick corbel on cornice, 2 oriel windows added c.1915 Architect/Builder: - Modifications: Historic: c.1905 - east addition built, c.1915 - oriel windows added; Non-historic: -</p>
<p>120 E. Washington State #92-00599 Map #83 ~ 1 non-contributing building</p>	<p>Brown's Super Service Station c.1927 - gas station built in place of earlier 2-story building, 1928-1939 - Brown's Super Service Station (Bill Brown) 1939-46 - Brown & Orr Courtesy Corner (Don Orr and Edsall Brown); 1946-1950s - Brown's Courtesy Corner (Edsall Brown) 1964 - The Garden Shop; 1968-1970s - Capitol Savings and Loan Association 1989 - Midwest Federal Savings and Loan 2012 - David C. Bruns (Edward Jones agent)</p>	<p>c.1927, 2008 gas station (clad)</p>	<p>Height: 1 story Walls: brick - clad Storefront: - Windows: aluminum Architectural details: exterior clad Architect/Builder: - Modifications: Historic: -; Non-historic: 2008 - exterior remodel</p>
<p>115 S. Second Ave State #92-00494 Map #84 ~ 1 contributing building (A and C)</p>	<p>Keifer Garage 1922 - W.J. Keifer move garage here from armory - 1922-1939 - Keifer Garage 1939-1950s - Stewart & Crone (Pontiac and Buicks sales and service) 1964 - Stewart Pontiac Buick 1981 - Mangold Appliance, 1990 - Archer Appliance 2012 - used by Community Y to north</p>	<p>c.1922 early 20th century commercial</p>	<p>Height: 2 story Walls: brick Storefront: c.1960s remodel Windows: 1/1 windows Architectural details: brick detail, arch windows Architect/Builder: - Modifications: -</p>
<p>202 E. Washington State #92-00600 Map #85 ~ 1 contributing building (A and C)</p>	<p>Brindley's Standard Service Station 1940 - new Brindley's Service Station built - here through late 1950s 1964 - Jim's Standard Service 1976 - Baskin Robbins Ice Cream 1989 - Baskin Robbins Ice Cream, last listed here in 1991 1992 - The Korner Kremery listed here 2012 - The Korner Kremery</p>	<p>1940 Moderne gas station</p>	<p>Height: 1 story Walls: panels Storefront: - Windows: aluminum Architectural details: exterior clad in smooth panels, curved corner Architect/Builder: - Modifications: -</p>
<p>123 E. Washington State #92-00167 Map #86 ~ 1 contributing building (A)</p>	<p>Graham Opera House (State Theater) The Graham constructed from July-Nov 1893 - opening night on November 27, 1893 - built by Opera House Company 1893-1910s - The Graham - theater, small businesses in two front corners 1921-1929 - owned by Winfield Smouse - Pratts used for traveling shows; 1926 - interior modernized by Winfield Smouse for showing movies; 1928 - reopened as combined movie and opera house 1931 - theater leased and remodeled by Pratt family (operated Fox Theater on E. Main) - renamed State Theatre; 1932-1951 - State Theatre (and Fox) operated by Ralph Pratt 1950s - Washington Amusement Co (formed by Pratts) continued to operate State Theater here - Jessie Dougherty continued to own building until death - then sold in 1962 to theater company 1962-1979 - State Theater owned and operated by Washington Amusement Company; 1979-2001 - State Theater owned and operated by Associated Theaters - sold to R.F. Fridley in 2001 2012 - State Theater</p>	<p>1893, 1931 Romanesque</p>	<p>Height: 2 story Walls: brick Storefront: remodeled with yellow brick (1950s?) Windows: 1/1 wood painted Architectural details: center arch entry behind canopy, brickwork Architect/Builder: Foster & Liebbe (architects, Des Moines) Modifications: Historic: building façade clad and recently removed; Non-historic: -</p>

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113-115 E. Washington State #92-00597 Map #87 ~ 1 contributing building (A and C)	Roberts Building 1897 - Margaret Roberts - widow - two-story built by 1902 as offices 1900s - offices on first story and residences on second story; 1910 - sold to Brookhart Bros - lawyers - office moved to 115 1920s - Brookhart Bros (115); 1926 - Applegate Realty (113); 1930s - T.L. Brookhart - law office (115); 1935 - Dr. William L. Alcorn (113) 1945 - bought by Paul R. Horak (insurance) and Dr. W. Homer Stephens (optometry) - operated at 113; law office at 115 - Stewart & Shearer in 1950s 1960s - Mallory Optometry (113), Horak Insurance (115) 2012 - Horak Insurance	c.1901 Queen Anne	Height: 2 story Walls: brick Storefront: center arch entry - office windows Windows: 1/1 vinyl Architectural details: oriel windows - 2, arch entry, brick pattern work, metal cornice Architect/Builder: - Modifications: Historic: -; Non-historic: c.1990s - doors and windows replaced
111 E. Washington State #92-00594 Map #88 ~ 1 contributing building (A)	Iowa Gas and Electric Company c.1902 - built for Winfield Smouse - owned until 1920; 1906-1924 - Iowa Gas and Electric Company 1925-c.1936 - Iowa Southern Utilities office 1937 - Morgan's Café; 1940 - Gidley Café c.1942-c.1973 - State Café (opered by Max & Twila Owens in 1950s) 1975 - H&R Block 2010 - Computer Xstream 2012 - vacant	c.1902 Queen Anne (modified)	Height: 2 story Walls: brick Storefront: c.1950s - permastone Windows: oriel window replaced Architectural details: metal cornice with brackets, arch center, and rosettes Architect/Builder: - Modifications: Historic: c.1950s - permastone on storefront (before 1971); Non-historic: 1975 - oriel window removed and replaced with permastone
109 E. Washington State #92-00593 Map #89 ~ 1 contributing building (A)	Iowa Southern Utilities Store 1889 - Shrader & Son built \$2,000 store for Schneider Bros 1889-c.1899 - Schneider Bros Grocery/Hardware here c.1900-1907 - Wilson Heating and Supply Co; 1907-1912 - Wilbur Miller Undertaker; 1910s - vacant c.1917-1924 - Iowa Gas and Electric Company - store here? - office at 111 - inscription under panels: Iowa Gas and Electric Building 1925-1947 - Iowa Southern Utilities Store (office at 111) 1950s - Kiple & DePranger Furniture 1964 - Speed's Furniture 1980s - Dino's Restaurant 2012 -Dino's Pizza and Steakhouse	1889, c.1917 façade, c.1992 Classical Revival (façade remodel)	Height: 2 story (1 story rear?) Walls: brick Storefront: black structural glass at base - rest covered in 1980s Windows: 1/1 aluminum Architectural details: stone pilasters, window trim, frieze with medallions and carved detail Architect/Builder: Shrader & Son (contractor - 1889) Modifications: Historic: c.1925 - façade remodel, 1950s - storefront remodel; Non-historic: 1980s - storefront cladding, c.1992 - deterioration and demolition of 2nd story of rear portion
200-202-204 S. Iowa Avenue State #92-00518 Map #90 ~ 1 contributing building (A and C)	Columbian Block 1893 - Winfield Smouse built Columbian Block - 3 bow windows on west and 4 on north - corner tower - cream and granite brick; 1897 Sanborn map - restaurant (200), dry goods (202 - Mercer & Chilcote Dry Goods), post office (204 - also here pre-fire) c.1899-c.1953 - Lemmon's Pharmacy (200); 1904-1907 - I Rothschild & Co - dry goods (202), 1910 - McCall Grocery (202); 1910 - Dr. D. Arthaud (204 1/2) 1919-1940s - Johnson's Grocery & Market (202); 1924-30s - Kurtz Royal Market (meat) (204); 1920s-40s - Dr. Preston Etter - osteopathic physician (204 1/2) 1940s - Firestone auto supplies (204) (Pickens / Livingston / Bell & Gevock); 1952 - Gamble Store (202); 1955-56 - Stone's Furniture (202); c.1953-1990s - Schoonover Drug (200); 1964 - Econo-Wash (202); 1950-2000s - Zager Plumbing & Heating (204) 2012 - Country Market Gift Shop (200), Stairway to Stars (202), Freeman Insurance (204)	1893 Queen Anne	Height: 2 story Walls: brick (cream) Storefront: original iron columns - thin iron column - "Wilde", wide iron columns (name?) - intact with remodels Windows: 1/1 aluminum Architectural details: oriel windows, corner tower, brackets/cornice Architect/Builder: - Modifications: Historic: -; Non-historic: storefront remodels

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206 S. Iowa Avenue State #92-00519 Map #91 ~ 1 contributing building (A and C)	Western Union Telegraph and Express Office	c.1904 Queen Anne	Height: 2 story Walls: brick (brown) Storefront: brick with aluminum windows - recessed entry at left - upper entry at right Windows: 1/1 wood Architectural details: oriel window, metal cornice with rosettes and brackets Architect/Builder: - Modifications: Historic: 1950s/60s - storefront remodel; Non-historic: -
	1901 - S.W. Brookhart bought older 1 story building (telegraph/express) on W 60' - then bought E 40' in 7-1904 - building then likely constructed; 1910 - Western Union Telegraph Office and US Express Office - here roughly from 1904 to at least 1917 1931 Sanborn - wallpaper and paints; 1932 - Dodder Paint Store - also F.L. Broadgate Co. - electrical; 1935 - McAvoy Beauty Shop c.1941-c.1960 - Guther Photography 1960s - Novotny's Portrait Studio 2012 - Koller & Co (accountants)		
208 S. Iowa Avenue State #92-00520 Map #92 ~ 1 contributing building (A)	Wagner Building	1889 Queen Anne	Height: 2 story Walls: brick Storefront: brown brick with large windows and two entries at left Windows: 1/1 aluminum Architectural details: oriel window, metal cornice and rosettes Architect/Builder: Shrader & Son (contractor) Modifications: Historic: -; Non-historic: 1960s/70s - storefront remodel
	5-1889 - J.M. Wagner's brick building under construction - built by contractor Shrader & Son - first occupied by Bush and Van Nostrand's meat market and Armstrong's photography gallery; 11-1892 - Kuhn - butcher, Foley - photographer 1902 - grocery/meats on 1st, photography on 2nd; 1910 - Royal Market - meats - R. Stuart & Son 1917-1924 - Kurtz & Dankwart moved meat market here - then to 204 in 1924 1925-1933 - Dick's Second Hand Store; 1933-1950s+ - Dick's Furniture Store 2012 - ReMax real estate		
210 S. Iowa Avenue State #92-00521 Map #93 ~ 1 contributing building (A and C)	McCall Brothers	c.1905 Queen Anne	Height: 2 story Walls: brick Storefront: original iron columns - entries setback on either side of center window Windows: 1/1 wood Architectural details: oriel window Architect/Builder: - Modifications: Historic: storefront remodel; Non-historic: -
	c.1905-1928 - McCall Brothers - flour and feed store 1928-1942 - Bush Feed Store 1942-c.1960 - Freshwaters Feed Store 1964 - Independent Builders (Reschly) 2012 - Nailz and Hair Too		
214 S. Iowa Avenue State #92-00522 Map #94 ~ 1 contributing building (A)	Vosika & Montgomery Clinic	c.1961 1960s commercial modern	Height: 1 story Walls: brick façade, concrete block sides/rear Storefront: - Windows: rectangular Architectural details: orange/red brick work Architect/Builder: Earl R. Wood (contractor) Modifications: -
	c.1961 - Earl Wood (owner/contractor) built as medical offices - Vosika & Montgomery Clinic here in 1962-1973 2012 - Tweeton Chiropractic		
301 S. Iowa Avenue State #92-00529 Map #95 ~ 1 contributing building (A and C)	Modern Eye Care	c.1965 modern (1960s)	Height: 1 story Walls: brick veneer Storefront: - Windows: - Architectural details: bands of windows - horizontal and vertical - wide eaves Architect/Builder: - Modifications: -
	11/1964 - Dr. William Westphal (MEDO, Inc) bought property - built/finished building 1965 - Modern Eye Care (Dr. Max Smith and Dr. Wm. Westphal, optometrists) - also offices of Dr. E.M Ahart, MD, Dr. G.J. Nemmers, MD, dentist Dr. L.B. Eicher 2012 - Family Care Service, Modern Eye Care, the Credit Bureau, and Sellars Insurance		

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<p>221 S. Iowa Avenue State #92-00525 Map #96 ~ 1 contributing building (A and C)</p>	<p>Marshall's Furniture 1958 - built for Marshall's Furniture 1958-2010s - Marshall's Furniture 2012 - Marshall's Furniture and Carpets</p>	<p>1958, 1969 1950s commercial modern</p>	<p>Height: 1 story Walls: brick veneer Storefront: - Windows: - Architectural details: large windows, brick, canopy Architect/Builder: - Modifications: Historic: -; Non-historic: 1969 - addition on rear of adjacent lot to west of this building</p>
<p>108 W. Jefferson State #92-00526 Map #97 ~ 1 non-contributing building</p>	<p>Soil Conservation Office 10-1962 - lot bought by Earl R. Wood - contractor - built building in 1963 - used as Soil Conservation Service office 1970s-2010s - Marshall's Flooring Center 2012 - Marshall's Flooring Center</p>	<p>1963 1960s commercial modern</p>	<p>Height: 1 story Walls: brick veneer Storefront: - Windows: - Architectural details: - Architect/Builder: Earl R. Wood (contractor) Modifications: Non-historic: façade brick from c.1970s</p>
<p>116 W. Jefferson State #92-00527 Map #98 ~ 1 non-contributing building</p>	<p>Jungbluth Building 1957 - owned by Olga Jungbluth - concrete block building constructed - used as Montgomery Ward Tire Shop c.1970 - Marshall's expanded into building, bought in 1978 2012 - garage/storage for Marshall's</p>	<p>1957, 2003 1950s commercial modern</p>	<p>Height: 1 story Walls: concrete block Storefront: - Windows: - Architectural details: soldier course of concrete blocks across frieze Architect/Builder: - Modifications: Non-historic: block painted, side garage addition</p>
<p>215-217 S. Iowa Avenue State #92-00523 Map #99 ~ 1 contributing building (A and C)</p>	<p>Neiswanger Building 3-1915 - notice on 44 by 66' building to be built this spring by Fred Neiswanger for monuments store and flats; Fred Neiswanger - marble shop - monuments/memorials 1920s-1932 - Lupton Monument Works; 1935-1940s - Neiswanger Monuments front corner store - 1920s - Exide Battery Station, 1930s - Franzen Battery Station 1952 - Iowa Memorial Company, Soil Conservation Office; 1956 - Dr. G.J. Nemmers (in 217 by 1964), Soil Conservation Office (small space at 215) 2012 - H&R Block (215-217)</p>	<p>c.1915 Queen Anne / early 20th century</p>	<p>Height: 2 story Walls: brick Storefront: glazed white brick with center arch and setback entry, upper entry on right Windows: 1/1 wood - some replaced Architectural details: oriel windows - 2, white glazed brick storefront and accents, brickwork Architect/Builder: - Modifications: Historic: early 1920s - small front NE corner partitioned as separate store; Non-historic: 2000s - balcony rail added above awning</p>
<p>100 W. Washington State #92-00493 Map #100 ~ 1 contributing site, 2 contributing objects, 1 non-contributing building, 1 non-contributing structure, 1 non-contributing object</p>	<p>Central Park 1839 - Block 13 designated as public square in original plat 1880s - improvements for park 1931 - monument dedicated to Civil War veterans by Women's Relief Corps 1939 - Centennial Fountain installed in center of park (replaced earlier fountain) 1952 - Ralph M. Smith Memorial Bandstand built 1976 - statue of George Washington placed for bicentennial 1984 - restrooms built, 2010 - bandstand rebuilt (reused back wall) 2012 - Central Park</p>	<p>1839, 1931, 1939, 1952 park</p>	<p>Height: - Walls: - Storefront: - Windows: - Architectural details: - Architect/Builder: - Modifications: Historic: Contributing features: Central Park (site - in 1839 plat), Centennial Fountain (1939 - structure), Civil War monument (1931 - object); Non-historic: Non-contributing features: Ralph M. Smith Memorial Bandstand (1952, rebuilt in 2010 - structure), George Washington statue (1976 - object), rest rooms (1984 - building)</p>

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<p>101-103 W. Washington State #92-00601 Map #101 ~ 1 contributing building (A and C)</p>	<p>Leonard Smouse Block 9-1891 - Isaac Klein moved clothing store to Leonard Smouse's new block (101) - operate store under his name until 1901; 3 stores facing S. Iowa - barber in 209 and offices in 211 and 213 in 1897 1901-c.1962 - Klein Clothing Kompany (101 W. Wash); 1900s-10s - doctors on 2nd story; 101 - Western Auto (1964), then Jarvis Appliance (1966-1974) 1915-c.1952 - Drs. Sartor & Sartor - chiropractors (husband and wife) (101 - 2nd story); dentist in 103 1/2; 1950s - Dr. Rolland Taylor - chiropractor (101 1/2) 209 S. Iowa - barber shop from 1890s-2000s (McCulley, Rickey's, Meyers, Tschantz) 211 S. Iowa - office, then tailor, then Milady's Beautie Shop (1926 through at least 1935), Evoready Plumbing & Heating (1941), Beye Shoe Repair (1954) 213 S. Iowa - office (1897), plumbing (1902), news stand (1909), doctors' office (1917), Western Union Telegraph (1926 until at least 1956), Washington Chamber of Commerce (1952) 2012 - Curves (101 W. Wash), Tschantz Barber (209 S. Iowa), Sunshine Medical Supply (211 S. Iowa), Kennedy Insurance (213 S. Iowa)</p>	<p>1891 Queen Anne</p>	<p>Height: 2 story Walls: brick Storefront: brick bulkhead with large aluminum windows Windows: 1/1 aluminum Architectural details: oriel window on north and east, corner tower, metal cornice, stone band Architect/Builder: William & Keiser (contractor) Modifications: Historic: -; Non-historic: 1968 - storefront remodel</p>
<p>105 W. Washington State #92-00602 Map #102 ~ 1 contributing building (A and C)</p>	<p>Commercial building 1856 - D.H./A. Hott opened "Hott Stoves" on south side - A. Hott moved stove/tinware business in 10-1872 to north side 10-1872 - Perry & Hise opened egg business in old room of Hott - bought bldg in 12-1872; "eggs" here in 1885 - various names (Hise & Reister, Hise & Chilcote) - 1890 - Hise & Co moved egg/poultry business to near railroad and Hise sold this bldg 1890s-c.1937 - meat market here - Bush (1890s?), Crone & Oriez (1910), Oriez & Speer (1920s-1935); 2nd story - Dr. W.B. Crooks, dentist 4-1-1938 - Wolf Flower Shop opened here - Frank and son Preston - continued by Preston and son Harold Wolf 1938-1960s - Wolf Flower Shop 1960s-2000s - Wolf Floral Company 2012 - Wolf Floral Company</p>	<p>c. 1860s Italianate</p>	<p>Height: 2 story Walls: brick Storefront: 1990s remodel Windows: 4/4 wood and others Architectural details: arch 3rd story windows, quions, square 2nd story bay window Architect/Builder: - Modifications: Historic: -; Non-historic: storefront remodel</p>
<p>107 W. Washington State #92-00603 Map #103 ~ 1 contributing building (A and C)</p>	<p>George W. Stewart Hardware 1868-1872 - L. Whitcomb & Son - hardware; 1872-1884 - Smouse hardware (L. & W. Smouse) 1884-1897 - Stewart Brothers (George & Frank) - hardware (Sanborns show hardware here in 1885 then one store west in 1890s; here 1902-1926+; may have used both in 1890s) 1897-1931 - George W. Stewart - hardware store; 1931-1935 - George W. Stewart Estate Hardware 1935-1952 - T.H. Peters Hardware 1952-1977 - Connelly Hardware 2012 - Central Park Community Center</p>	<p>1868, c.1910s façade early 20th century commercial</p>	<p>Height: 2 story Walls: brick Storefront: center entry with large storefront windows - part of prism glass transom visible? Windows: 1/1 wood Architectural details: stone lintels/sills, brickwork Architect/Builder: - Modifications: Historic: early 1910s - façade remodel (or rebuilt); Non-historic: 2010 - storefront remodel</p>
<p>109-115 W. Washington State #92-00604 Map #104 ~ 1 non-contributing building</p>	<p>Washington Public Library (new) (109 - Rothschild's Clothing - 1910s-1950s, Seifert's - 1950s-1970s) (111 - Biklen Variety Store - 1920s-30s, Iowa Southern Utilities store - 1950s-60s) (113-115 - McNamara's Furniture and Undertaking - 1910s-1920s, Montgomery Ward - 1930s-1960s) 2009 - new library built 2012 - Washington Public Library</p>	<p>2009 modern traditional</p>	<p>Height: 2 story Walls: brick veneer Storefront: - Windows: - Architectural details: - Architect/Builder: OPN Architects, Inc (architect, Cedar Rapids) Modifications: -</p>

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<p>117-119 W. Washington</p> <p>State #92-00605 Map #105</p> <p>~ 1 contributing building (A and C)</p>	<p>Commercial building</p> <p>117: c.1862-1871 - Shilling Grocery (J.W. Schilling), c.1871-c.1884 - Ferguson & Sons Grocery; 1885 - grocery, 1890s-1900s - millinery 119: Wagner owned - J.L.L. Terry, harness maker; c.1877-1919 - J.A. Harwood Shoes; 1919-c.1940 - J.A. Harwood & Son Shoes (Will Harwood) 117: 1915-2008 - Washington Cleaners (Wisie Long, then Floyd Prescott, then Keith Crossett, then Phil Crossett) 119: 1940s - Warner & Bristow Shoes, 1952 - Rapp's Shoe Store (shoes and infant wear), 1956 - Children's Wonderland Clothing Store, 1958-1960s - Davisson's Children's Clothing 2012 - State Farm (117), Verizon Wireless (119)</p>	<p>c.1857, c.1892 façade Queen Anne</p>	<p>Height: 2 story Walls: brick</p> <p>Storefront: two storefronts - 117 remodeled, 119 - older center door Windows: 1/1 wood Architectural details: oriel windows - 2, decorative metal cornice, brickwork Architect/Builder: - Modifications: Historic: c.1892? façade remodel, 1963 - storefront remodel (aluminum - 117); Non-historic: 2000s - storefront remodel (119)</p>
<p>121 W. Washington</p> <p>State #92-00606 Map #106</p> <p>~ 1 contributing building (A and C)</p>	<p>Commercial building</p> <p>1850s-1870s - unknown 1880s-1890s - furniture store, c.1889-1893 - The Bazaar? 1900s - furniture/undertaking, 1910 - McNamara & Son Furniture; 1917 - grocery 1926 - Velvet Ice Cream Parlor; 1931 - Wells-Crail Co Dry Goods; 1934 - Thomassen's Food Market established - here in 1930s - moved c.1940-1950s - Western Auto Associates 1964 - The Sport Shop 2012 - Jazz It Up (gifts and home décor)</p>	<p>c.1857, c.1892 façade Queen Anne</p>	<p>Height: 2 story Walls: brick</p> <p>Storefront: store entry at left, upper entry at right Windows: 1/1 wood Architectural details: decorative metal cornice, brickwork Architect/Builder: - Modifications: Historic: c.1892? façade remodel; Non-historic: 2000s - storefront remodel</p>
<p>123-125 W. Washington</p> <p>State #92-00607 Map #107</p> <p>~ 1 contributing building (A and C)</p>	<p>Chilcote Building</p> <p>1857 - Dr. Alexander W. Chilcote built two-story brick building (same one there in 1926) - drug store - previously in frame building on site (125) - business with brothers John and William - William continue in 1860s - add partner of W.A. Cook in 1870 123: 1859-1862 - L.J. Moore grocery; 1862 - I.F. Stegner Grocery; c.1885-c.1891 - The Horse Shoe Store (Crail & Roth); 1890s - harness shop; c.1909-c.1912 - Caner Music Co 125: 1870-1900 - Chilcote & Cook drug store; 1900-1910s - Cook & Sherman 123: 1912 - E. M. Bridges & Co. opened (123) - millinery in 1910s-20s - expand into dresses/coats in 1930s; 1940s-60s - Bridges & Co. - ladies clothing 125: 1920s-30s - Sherman Bros Drug Store - The Rexall Store, 1937-1960s - Pioneer Drug Store - Rexall Brand Store 2012 - Ameriprise (123), The Coffee Corner (125)</p>	<p>c.1857, c.1892 façade Queen Anne</p>	<p>Height: 2 story Walls: brick</p> <p>Storefront: two storefronts - both center entry Windows: 1/1 wood Architectural details: oriel windows - 2, decorative metal cornice, brickwork Architect/Builder: - Modifications: Historic: c.1892? façade remodel; Non-historic: 1971 - storefront remodel (125), 2000s - storefront remodel (123)</p>
<p>208-212 S. Marion Avenue</p> <p>State #92-00569 Map #108</p> <p>~ 1 contributing building (A and C)</p>	<p>Triune Building</p> <p>1872 - Triune Building built for Chilcote, McKee, and Wilson - 208 for drug store expansion (125 W. Wash), 210 for post office, 212 for express office 1885 - 210: Chilcote & Cook drug store (rear room), 210: harness shop, 212: meat market, 3rd story - Masonic Lodge (1872-1891); 208: continued as expansion space for drug store at 125 W. Washington until 1960s; 1880 - Masons noted in post office building 1891-c.1908 - 210 & 212: part of Washington Carriage Factory; c.1909-c.1913 - part of J.F. McNamara & Son - undertaking/furniture at 121 W. Washington; 1917 - 210: auto sale, 212: vacant 1926 - 212: Arthur Plumbing, Jurgling Tin Shop; 1931 - 212: Dr. Ried & Ried - veterinarians; 1941 - 210: Dr. F.E. Reid, veterinarian 212: c.1935-1996 - Maid Rite Sandwich Shop 210: 1952 - Raberta Beauty Salon, 1956 - Dayton Beauty Salon, 1964 - Crown of Beauty Salon, Ken's Barber Shop 2012 - chiropractor (208), Hair Etc (210), Cornerstone Construction Company (212)</p>	<p>1872 Italianate</p>	<p>Height: 3 story Walls: brick</p> <p>Storefront: c.1950s remodel (212), later remodels (208 and 210) Windows: 1/1 wood - some covered, some replaced Architectural details: arch windows with brick hoods, brickwork on cornice, oriel windows Architect/Builder: - Modifications: Historic: 1910s - added oriel windows; Non-historic: storefront remodels</p>

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220 S. Marion Avenue State #92-00573 Map #109 ~ 1 non-contributing building	Marie's Apartments	1972 1970s residential	Height: 2 story Walls: brick veneer
		(1891-1900s - part of Washington Carriage Factory) (1910s-1960s - vacant lot) 1972 - apartments built by James Eash - Golden Crest Inc. (realtor with Golden Crest Realty) – Marie's Apartments listed here and noted DBA Marie's Apartments 2012 - apartments (4)	Storefront: - Windows: 1/1 wood - sets of 3 Architectural details: - Architect/Builder: - Modifications: -
222 S. Marion Avenue State #92-00574 Map #110 ~ 1 contributing building (A and C)	Sidney S. Smith & Company Garage	1912 Classical Revival (simplified)	Height: 2 story Walls: brick
		1912 - built by Sidney S. Smith for use as garage on first story and armory for Company D of Iowa National Guard on second story; Iowa National Guard unit on second story from 1912 to 1928 1930s-40s - hall on 2nd story; 1916-1922 - Keifer's Garage; 1926 - Dodge Bros (auto sales); 1932 - Iowa Motor Service 1935-1946 - Ross Motor Service - Bob Ross; 1946-1960s - Ross Motor Company - son Darrell as partner 1960s-1970s - Ross Motor Company - Darrell Ross 1970s-2000s - Ross Motor Company 2012 - Ross Auto & Muffler	Storefront: large opening with wood paneling and small windows Windows: 1/1 windows - sets of 3 - replaced Architectural details: brick pilasters with stone accents, brick arch detail, inset parapet brick panels, stepped parapet Architect/Builder: - Modifications: Historic: -; Non-historic: windows replaced
201 S. Marion Avenue State #92-00566 Map #111 ~ 1 contributing building (A and C)	Lemley Grocery	c.1860, c.1890, c.1912 early 20th century commercial	Height: 2 story Walls: brick
		201 (corner) started as Hugh Smith and Birt Andrews Dry Goods, then Smith & Andrus Dry Goods by 1865, 1867-1870 - Farmers' and Merchants' Bank (203?); 1871 - Hoffman & Bros - book and shoe store 1885 - grocery (201) - one story warehouse at rear (205 W. Wash), music/sewing machines (203); 1897 - grocery (201) - 2 story warehouse at rear (207 W. Wash), vacant (203) 1902 - grocery (201), confectionary (203); 1910 - Lemley Co grocery - interior spaces combined into 1 store in 1912; 1913 photo shows current façade - one combined storefront 1920s-1940s - Barclay's Cash Grocery (combined storefront as 201, 2 story warehouse at rear - 205 W. Wash) 1952 - Washington Fruit Market c.1955-1980s - Sears Roebuck & Co - catalog store 2000s - Tienda Mexican La Morelense 2012 - vacant	Storefront: remodeled - center entry Windows: 1/1 windows - flared brick lintels Architectural details: c.1912 brick façade Architect/Builder: - Modifications: Historic: c.1890 - rear addition at 205 W. Washington enlarged to two stories; c.1912 - façade remodel; Non-historic: 2000s - storefront remodel
205 S. Marion Avenue State #92-00567 Map #112 ~ 1 contributing building (A and C)	Hollingsworth Building	c.1910 (remodel) early 20th cen - concrete block	Height: 2 story Walls: concrete block (rusticated) / brick
		1860s - owned by O.G. Russell, Corbin & Hott (1868-75) 1875-1907 - owned by retired physician William Hollingsworth; 1885 - clothing/shoe store, 1890s-1900s - harness store 1907-1914 - owned by Clarence Hollingsworth - c. 1910 façade remodel (done by 1913 photo); 1917 - cleaning/pressing business 1930s-40s - meat market (Cash & Carry, Twinam, Carr's Market) c.1945-1950s - Modern Appliance Store (Harold Jarvis); 1950s-1966 - Jarvis Appliance 1969 - Zieglosky's Floor Covering Store 2012 - dental office, apartment	Storefront: remodeled - wood panelings - entry at right, upper entry at left Windows: 1/1 windows Architectural details: c.1910 concrete block façade Architect/Builder: - Modifications: Historic: c.1910 - façade remodel; Non-historic: 1980s - storefront remodel
213 S. Marion Avenue State #92-00571 Map #113 ~ 1 non-contributing building (roof)	Morrison Building	1957, 2011 1950s commercial modern	Height: 1 story Walls: concrete - permastone
		1957 - Morrison, Morrison & Morrison - law office 2012 - G. Gifford Morrison - law office	Storefront: - Windows: - Architectural details: permastone, glass block windows Architect/Builder: - Modifications: Historic: -; Non-historic: sloped roof addition

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Address State Site Inventory # Map # ~ Status in district	Name Historic Information	Significant date Architectural style/type	Height Walls Architectural details and modifications
215 S. Marion Avenue State #92-00572 Map #114 ~ 1 contributing building (A)	First United Presbyterian Church 1868 - frame church moved to west, brick church built on corner - 48 by 80 - designed by Meriam & Nouguet - dedicated on 11-15-1868 - remodeled twice but still used in 1909 1868-1910s - United Presbyterian Church 1919-20 - major remodeling and additions to north and south, as well as east entry tower, to create current church building 1927 - First United Presbyterian Church united with Second United Presbyterian Church - form Marion Avenue United Presbyterian Church - locate in Marion Ave (1st UP) church 1927-1970 - listed as First United Presbyterian Church 1971 - Marion Avenue United Presbyterian Church united with First Presbyterian Church to create United Presbyterian Church - moved to new church at 203 E. Main in 1973 1973 - church bought by new Marion Avenue Baptist Church 2012 - Marion Avenue Baptist Church	c. 1919-20 Late Gothic Revival	Height: 1 story (church) Walls: brick Storefront: - Windows: - Architectural details: cornerstone replaced by Marion Avenue Baptist Church Architect/Builder: Henry Eckland (Chicago), Wolary & McKeone, brick (Washington); Harry Shrader, carpentry (Washington) Modifications: -

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Areas of Significance

(Enter categories from instructions)

Commerce

Architecture

Period of Significance

1839-1966

Significant Dates

n/a

Significant Person

(Complete only if Criterion B is marked above)

Criteria Considerations

(Mark "x" in all the boxes that apply)

Property is:

- 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 old or achieving significance within the past 50 years.

Cultural Affiliation

n/a

Architect/Builder

Foster & Liebe

Eckland, Henry C.

Mayberry, Robert R.

Powers and Associates

Shrader & Son

Shrader, Harry

Stiles, William A.

Minnick & Son

William & Keiser

Swift, Frank E.

Wood, Earl R.

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Period of Significance (justification)

The period of significance for the Washington Downtown Historic District spans from 1839 to 1966. The period of significance starts in 1839 with the platting of Washington, including the central square that anchors the historic district. It extends through the late 19th century and early 20th century periods of development. Significant storefront and façade remodeling of buildings occurred through this period, as well as new construction. The period of significance continues through the prosperity of the 1950s and into the 1960s, a period of increased construction and façade remodeling. The period of significance ends with the completion of five new buildings in the middle of the 1960s, including the Washington County Jail and Sheriff's Residence in early 1966. This significant governmental building marks the end of this later period of construction as well as representing a key historic resource within the downtown of this historic county seat.

Criteria Considerations (explanation, if necessary)

n/a

Statement of Significance

Summary Paragraph (provide a summary paragraph that includes level of significance and applicable criteria)

The Washington Downtown Historic District is locally significant under Criterion A for its key role in the commercial history and development of Washington, Iowa, and locally significant under Criterion C for its excellent collection of local commercial architecture. The Washington Downtown Historic District meets the registration requirements of the "Iowa's Main Street Commercial Architecture" National Register of Historic Places Multiple Property Document, completed in July 2002. The district is significant under Criterion A as defined for Property Type I (commercial districts). This district encompasses the historic, as well as current, commercial core of the community, centered on the public square. Commercial development and significance spans from the growth of Washington as the county seat in the 1840s, through second generation development with two-story and taller brick commercial buildings in the second half of the 19th century, through remodeling efforts to modernize the downtown in the early 20th century and again after World War II, and through new specialized construction in the early and middle of the 20th century. A number of specialized commercial buildings are located in the historic district, such as banks and gas stations, as well as a number of specialized buildings with civic/public functions and religious functions. The district has 87 contributing (70%) and 36 non-contributing resources (30%). The Washington Downtown Historic District continues to serve as the center of commercial, public, and governmental activities in Washington. Additionally, the district is significant under Criteria A and C as a collection of historic commercial buildings with 79 properties meeting the registration requirements for contributing buildings under Property Type III (second generation properties and reconstructing Main Street), Property Type IV (specialized buildings, structures, and objects), and Property Type V (remodeling Main Street). The district as a whole includes architectural examples within each of these property types. The majority of the buildings around the square represent second generation two-story brick buildings, with ten buildings reaching heights taller than two stories. A number of buildings reflect remodeling efforts in the first decades of the 20th century and then in the post-World War II period from 1945 to 1966, including modernized storefronts as well as façades. Additional specialized commercial buildings are located on the blocks immediately adjacent to the square, with a shift to more one story construction. Finally, other specialized buildings found in the district include the courthouse, county jail and sheriff's residence, library, fraternal/social halls, post office, and churches. Collectively, the buildings represent historic commercial architecture combined with upper level offices or residences, updated with changing trends in the 20th century. The buildings in the Washington Downtown Historic District represent the largest and most significant collection and concentration of commercial buildings in Washington. The period of significance for the Washington Downtown Historic District spans from 1839 to 1966, from the significant platting of the community

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around the public square and construction of the earliest extant buildings in the 1850s to the conclusion of building activities and remodeling efforts that continued from the 1950s into the 1960s.

Narrative Statement of Significance (provide at least one paragraph for each area of significance)

The Washington Downtown Historic District is locally significant within the commercial history of Washington under Criterion A as it encompasses the historic commercial core of the community, centered on the public square. The town was platted in 1839 as the county seat of Washington County, a designation never seriously challenged. This area initially developed around the central public square in the 1840s and 1850s, with construction spurred by the arrival of the railroad in 1858. The earliest buildings in the historic district date to the 1850s, 1860s, and 1870s. These early buildings provided space for a wide variety of commercial enterprises that supported the town of Washington, the agricultural region around the community, and the traffic generated as the location of the county seat of Washington County. Washington's role as the county seat led to an increase in some professions in town, perhaps most notably attorneys. The late 1880s launched a period of community development that continued into the 1890s. The numerous second generation two-story brick buildings constructed through this period reflected the strength of the businesses and organizations in town. Retail businesses were centered on the central square, with lots on the four sides fully developed and buildings stretching for a block in each direction off of the square. Churches were developed on the immediately periphery of the commercial buildings. The strength of the railroad connections led to new industries in Washington in the early 20th century that spurred improvements to existing commercial buildings and construction of additional, primarily specialized, buildings in the Washington Downtown Historic District. Retail businesses were found on the first story of buildings with professional offices located on the second stories of several buildings. Additionally, the downtown was the center of fraternal, public, and social activities. The increasing role of the automobile in Washington spurred by designation of and improvements to state-long routes through the community by the 1920s led to construction of additional specialized buildings directly related to automotive businesses, located within a block of the retail businesses around the square. At the same time, the retail businesses around the square continued to operate in historic two-story or three-story brick buildings through the middle of the 20th century. Additional new construction after highway improvements in 1956 continued to focus on the blocks immediately adjacent to the square, with the construction of one-story modern concrete block and brick buildings. While the highway routes drew some businesses to these corridors leading into and out of the downtown, the majority of the businesses remained within the historic downtown commercial blocks. The Washington Downtown Historic District continues to function as the center of commercial and public activities in Washington today.

The Washington Downtown Historic District is locally significant under Criterion C for its collection of commercial architecture as well as specialized buildings. The earliest extant buildings are second generation buildings constructed with improvements of the town related to the arrival of the railroad in the 1850s and continued development in the 1860s and late 1870s. These second generation buildings replaced first generation log and frame buildings with two-story and three-story brick commercial buildings. The earliest buildings had simple brick details, with stronger influence of the Italianate style by the late 1860s and 1870s. Other brick buildings constructed during this period were built on vacant lots, filling in the density of the district. By 1885, the lots around the square and corner diagonal from the square were fully developed, and the Washington County Courthouse was built a block to the west of the northwest corner of the square. Additional construction in the late 1880s and 1890s reflected the simple earlier brick forms as well as the Italianate and Romanesque Revival styles, with the Queen Anne style appearing in Washington by the early 1890s. The Queen Anne style, particularly the oriel window, continued to influence construction in the early 20th century, combined with simple brick details characteristic of this period. The influence of the Classical Revival style on the downtown is noted by the 1910s, both for new construction and façade remodeling. Many of these new buildings were specialized buildings constructed for a particular purpose, such as a bank or post office. By the 1920s, construction focused primarily on specialized one-story buildings related to the automotive industry,

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with a handful of two-story buildings constructed as well. Buildings from this period typically had more simple brick facades with some brick detailing along the frieze and parapet through placement of bricks or contrasting materials, with rusticated concrete blocks and tile blocks also utilized for construction. Remodeling efforts of businesses seeking to portray a modern appearance continued in middle of the 20th century, particularly for the buildings immediately around the square. New construction continued to be focused on the adjacent blocks, including a new public library in 1952 and new county jail in 1966. New facades, storefronts, and buildings brought simple modern lines to the downtown buildings from the 1940s through the 1960s.

Developmental history/additional historic context information

The significant history and development of downtown Washington is divided into five chronological periods: Early Growth and Railroad Development (1839-1880); Commercial Growth and Community Maturation (1880-1900); Industrial Development and Commercial Growth (1900-1919); Automotive Age and Commercial Strength (1920-1944); and Commercial Development in the middle of the 20th Century (1945-1966). While a number of brick buildings date to construction in the 1850s, the earliest buildings with integrity from their period of construction fall primarily to the late 1860s and 1870s. Construction was steady from the late 1880s through the early 1890s, and the first façade remodels of earlier buildings updated their appearance to modern Queen Anne style. Improved community services (water, electricity, and telephone) were a focus of Washington in the 1890s as well, further reflecting the maturation of Washington in this period as the center of county government activity and a strong retail and professional community posed for greater development in the early 20th century. New industries in the early 20th century contributed to the health of the commercial downtown. While many commercial buildings from the 19th century would continue to function as stores in through the middle of the 20th century, an effort focused on giving some of these buildings new façades to modernize the appearance of the downtown. Overall, 25 commercial buildings, two churches, and the post office were constructed in or date their current façade to the first two decades of the 20th century. New construction focused primarily on specialized building types, while older commercial buildings were modernized for retail stores. Statewide automobile routes through Washington, and improvements to these routes, spurred and guided additional commercial development in Washington by the 1920s. Buildings related to automobile sales, services, and repair dominated the buildings constructed in the Washington Downtown Historic District through the 1920s and again in the late 1930s and early 1940s. Of the 21 buildings dating to this period, 13 were built for automotive-related businesses. The functional needs of these businesses, generally only requiring one-story buildings with few architectural details, then defined the additional development in the district in the blocks adjacent to the core retail buildings around the square. New construction was slow in the downtown following the World War II. Construction once again picked up in Washington following the improvements and realignments for Highway 92 and Highway 1 in 1956. This period of development was concluded by the comparative burst of construction and remodeling activities with eleven buildings constructed from 1955 to 1966. The period of significance ends at 1966, the logical end of this development of the district falling near the 50-year cutoff for historic significance per National Register of Historic Places standards.

Early Growth and Railroad Development, 1839-1880

The period of early growth and development in Washington is marked by the early settlement and growth of the community as the county seat from 1839 through the early 1850s, the marked development of Washington in the middle of the 1850s into the 1860s related to the arrival of the Missouri and Mississippi Railroad, the continued development after the Civil War from the late 1860s to early 1870s, and the additional development in the late 1870s with the arrival of additional railroad lines. The themes of growth related to its position as the county seat of Washington County and development as a result of railroads are strong throughout this period from 1839 to 1880. The first generation buildings were quickly replaced in the middle of the 1850s by two-story

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brick buildings and additional lots developed in anticipation of and as the result of economic activity created in Washington related to the arrival of the railroad in 1858 and position at the end of line through the 1860s. The population of Washington grew from an estimated 200 in 1846 to an estimated 1,200 in 1857 and to a recorded 2,575 in 1870. This community development continued into the early 1870s before waning with poor national economic conditions and lessened impact of the then evolved Chicago, Rock Island, and Pacific Railroad continuing onto points to the west. However, a new resurgence began in the late 1870s with the arrival of additional railroad lines. The population of Washington reached 2,949 in 1880, reporting continued growth in this period.

The overall street layout of the Washington Downtown Historic District around the central square (Map #100, State Site #92-00493) dates to the efforts of the earliest county residents at town planning. Washington County was organized over a series of acts in 1838 and 1839, during the early formation of counties in Iowa. A location on the land of Nathan Baker near the center of the county was selected for the county seat. On June 13, 1839, the location was confirmed, and the new town was named Washington. The town consisted of 25 blocks with a central square, a traditional town layout (Figure 4). I.M. Snyder surveyed the town, laying out a central public square in the 25 blocks with eight 66 by 132 lots on each block. Alleys bisected the middle of the blocks east to west, with the exception of the block to the east and west of the central square. The streets around the square were reserved at a wide 99 foot width, with remaining streets measuring 66 feet. These wide streets remain as a characteristic feature in the Washington Downtown Historic District, utilized for angled parking in the center of the streets. The first town lots were sold at auction in August 1839, followed by official land sales in 1840. The first log buildings were constructed to the southwest and southeast of the square (*History of Washington County 1880*: 345-346, 541; Burrell 1909, Vol. 1: 81-84, 109, 171; "Records of 100 Years Ago Show Washington had Small Beginning," Centennial Edition, *Evening Journal*, August 1939, 3).

The early growth of Washington over the next two decades followed the typical pattern of a county seat. The first courthouse was built in 1841, followed by a larger courthouse in the central square in 1845-47. A county jail was built in 1842. The population of Washington County grew from 1,594 in 1840 to 4,957 in 1850, and Washington reportedly had a population of around 200 in 1846. Baptist, Methodist Episcopal, Associate Reformed (later United Presbyterian), and Presbyterian churches were organized. Their initial buildings were built near the town center in the 1850s. Initial "first generation" log commercial buildings began to be replaced by larger two-story "second generation" buildings and some brick buildings. An attempt to incorporate Washington in 1852 passed and then the charter had a technical issue, and the town reverted to unincorporated status. A similar attempt failed in 1855 for improper procedures. The Associate Reformed Church founded Washington College on S. Marion, which operated until a tornado destroyed the buildings in 1864. The first newspaper started in Washington in 1854, the *Argus*, which became the *Washington Press* on April 9, 1856 (*History of Washington County 1880*: 387-388, 544, 560-562; *Portrait and Biographical Album of Washington County 1887*: 650; Burrell 1909, Vol. 1: 125, 172, 247, 291).

Railroads played a key role in town development in Iowa beginning in the 1850s, spurring phases of increased construction and commercial activity (Nash 2002: E7). By 1853, a serious effort began to attract a railroad to Washington. Bond issues passed in 1853 and 1854 with the initial railroad failing to come to fruition and the stock subscribed to the Mississippi and Missouri Railroad instead. The prospect of the railroad led to Norman Everson opening the first bank on the northwest corner of the square on June 1, 1855. The bank was successful for several years before evolving into the State Bank. In addition to the bank formation, the prospect of the railroad spurred other development in Washington. The *Buris City Commercial and Reporter* carried an article on Washington in 1856 that noted the community had grown to around 1,200 residents, and it was projected to build around 140 buildings this year. In 1880, it was noted that many of the brick business blocks that were then used had been built in the great building boom of 1855-56. Several additions and subdivisions of outlots were also platted in 1855 to 1857 (*History of Washington County, Iowa 1880*: 547-548; *Portrait and Biographical Album of Washington County 1887*: 274, 654; Burrell 1909, Vol. 1: 368; Fisher 1978: 203). The *Washington Press* reported on April 23, 1856 that the population of Washington had reached nearly

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1,200. The town boasted four churches, two hotels, nine dry goods stores, one hardware store, three stove and tin shops, two drug stores, four blacksmith shops, four wagon and carriage manufacturers, one boot and shoe shop, one saddle and harness shop, two furniture stores, one cabinet shop, one steam boiler manufacturer (with foundry and machine shop), one steam flouring mill, one steam saw mill, one steam carding and fulling mill, two sash and door manufacturers, four tailors, and two milliners, seven ministers, seven physicians, and four lawyers. The core of many of these brick buildings survive behind and under later brick facades around the square.

While the prospects were good and speculative interest high, the reality of the railroad had yet to be realized. An additional \$100,000 was approved in bonds in December 1856 to insure that the railroad continued its march to Washington from Muscatine, with the condition that it be completed by December 1, 1857. However, the Missouri and Mississippi Railroad did not reach Washington by this date, and they asked for an additional \$100,000 in stock. It was approved in April 1858 with several conditions, including full payment being held until construction progress was sufficient to Washington, a depot within half mile of the courthouse on the square, and completion to Washington by September 1, 1858. Though the legalities and logistics of the final terms would be debated and revisited for several years, the Missouri and Mississippi Railroad did arrive in Washington in time for a large community celebration dinner on September 1, 1858. An estimated 10,000 people were in attendance, with people on 13 passenger cars arriving in town and being escorted from the tracks three blocks to the north to the town square (Burrell 1909, Vol. 1: 211-214; *Portrait and Biographical Album of Washington County 1887*: 651, 654; Fisher 1978: 203-205).

Historians as early as 1880 and 1909 describe the following decade in Washington as a period of extreme prosperity. The timing of the arrival of the railroad was fortuitous as it coincided with the Panic of 1857 that had an impact on many communities. As a result, Washington quickly recovered and grew significantly through this period. With Washington as the terminus for the Missouri and Mississippi Railroad from Rock Island, the town quickly became the trading and shipping point for a region 60 miles to the south and west of town. Farmers hauled products to Washington, sold and shipped their goods, and frequented the local stores before returning home (*History of Washington County 1880*: 542). As H.A. Burrell wrote in 1909: "Each wagon that came in, loaded to the guards, took back groceries, dry goods, hardware, boots and shoes; business houses multiplied; stores were thronged nearly all night, after the men had unloaded. This kept up till the railroad pushed on west and southwest..." (Burrell 1909: 172). The impact of the commercial activity in Washington was the construction of commercial, residential, and industrial buildings throughout the town. The construction around the square had shifted to the "second generation" model of substantial brick buildings. Burrell writes: "The building in '55 and '56 was astonishing; the brick blocks were nearly all erected in that golden age" (Burrell 1909: 175). Commercial buildings in the area around the square reflected the Italianate style in buildings constructed to heights of two or three stories as a result the profits (Burrell 1909, Vol. 1: 217). As noted, while the cores of a number of buildings dating to this period remain extant, the majority underwent brick façade remodels in the 1890s to 1910s, updating the buildings to a "modern" appearance.

Business development through the 1860s resulted in a greater number of stores and construction of larger buildings. A branch of the State Bank opened in Washington in 1859, which merged into the newly created First National Bank in 1865. With additional failed attempts at incorporation in 1857 and 1858, the town successfully became incorporated on September 29, 1864. Ralph Dewey was appointed as the first mayor, with James Dawson, A. W. Chilcote, V. W. Andrews, Joseph R. Lewis, and William Wilson, Sr. serving as trustees. Nearly all of these men were prominent stockholders in the bank as well. A second bank was organized as a state bank in 1867, opening as the Farmers' and Merchants' Bank of Washington in yellow brick building on southwest corner of square (201 S. Marion, State Site #92-00566, Map #111). In 1866, Howard Burrell bought the *Washington Press* from A.R. Wickersham, and he would serve the editor and voice of Washington into the 20th century. He published a special edition on Washington including many business histories on September 27, 1871, and he noted here as well that "Another feature worthy of especial note is the relative character of the buildings erected before and after the railroad reached here" (*History of Washington*

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County 1880: 552, 553; *Portrait and Biographical Album of Washington County* 1887: 666-667; Burrell 1909, Vol. 1: 175, 371-372).

With the end of the Civil War, a number of large building projects were undertaken in Washington. Joseph Corette built a two-story brick building on the northwest corner of the square (101-103 N. Marion, later facade) with a public hall on the upper story in 1866. In 1867, John Bryson demolished the earlier building at 100-104 W. Main Street on the north side of the square, constructed a three-story brick Italianate hotel with stores on the first story (State Site # 92-00538, Map #20, 1970s metal cladding on facade). The features of the new hotel were covered by an extensive article on December 18, 1867 in the *Washington Press* (Figure 5). The Bryson House operated here until around 1860 when it became the Allen House. It was then the Colenso Hotel from around 1900 until it closed in 1938. This construction spurred additional work on the north side of the square. Norman Everson built the three-story Italianate brick Everson's Block and Opera House in 1868-69 at the west end of the block (120-124 W. Main, fire in 1930). With the courthouse on the square declared an eyesore and safety hazard, it was then demolished in 1869 with the courthouse offices (and *Press* office) moved to the second story of this new building (*Washington Press*, July 3, 1867, 2; *History of Washington County* 1880: 387, 544; *Portrait and Biographical Album of Washington County* 1887: 274; Fisher 1978: 116-118, 403-407). Immediately to the east, Alvin Norton built a two-story brick Italianate building at 116-118 W. Main in 1867-68 as well (State Site #92-00542, Map #16). He advertised his City Bakery on the north side by May 1868.

The 1869 birds-eye of Washington shows this development and the appearance of the Washington Downtown Historic District at this point (Figure 6). The new three-story buildings on the north side of the square are clearly visible, with smaller first-generation gable-roof building between them. The south side of the square is built up with primarily two-story buildings, with one three-story building near the east (left) end (State Site # 92-00602, Map #102). Likewise, development was strong by this point with buildings on nearly every lot on the east and west sides of the square as well. Commercial development also extended a block north and south on Marion and Iowa on these two sides of the square, likely the result of the railroad tracks located three blocks north of the square encouraging north-south thoroughfares. The courthouse still sits in the middle of the square in this image (Koch 1869). The 1874 map of Washington also shows the development on the four sides of the square, as well as north and south along Marion and Iowa (Figure 7). The relationship between the downtown and the railroad is also depicted on this map.

The presence of the Baptist Church, Methodist Episcopal Church, and United Presbyterian Church at the corners of the Washington Downtown Historic District is also noted on this 1874 map. The Methodist Episcopal Church had built a brick church at 301 W. 2nd Street in 1857, which they used until replacing it in 1892. The United Presbyterian Church (named changed in 1858 from Associated Reformed) moved their 1851 frame church building to the lot to the west to build a new brick 48 by 80 foot church at the corner of S. Marion and Jefferson in 1868 (215 S. Marion, State Site #92-00572, Map #114, enlarged/remodeled in 1919-20). Interestingly, the Church of God used the old frame church until around 1874 when it was converted to Music Hall by A.H. Wallace, Dr. A.W. Chilcote, and Col. Hiram Scofield with a rear addition for stage area. It shared performances with Everson's Opera House, and the courthouse offices were moved here from that building by 1885, as noted on the Sanborn map. It was later converted into a skating rink (Fisher 1978: 408-409, Sanborn Map Company 1885). The Baptist Church had constructed a small frame building at 122 E. 2nd Street in 1851. In 1871, they built a larger gable-roof frame church with corner tower, moving the 1851 building to the rear for Sunday School rooms. The church was dedicated on December 24, 1871 (Figure 8, later remodeled (east of Map #32)). The interior of the church would later be remodeled in 1899 to move the front from the north to the west side, with additional exterior and interior improvements in 1912 (State Site #92-00579, recently clad and remodeled).

The construction momentum of the late 1860s carried into the early 1870s despite the "death blow" recognized by the early historians of the railroad continued west of Washington. The Mississippi-Missouri Railroad

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became the Chicago, Rock Island, and Pacific Railroad in 1869, spurring a new period of railroad construction and shifting the "boom" development to areas to the west. In 1870, the population of Washington stood at 2,575. In December 1870, Dr. A.W. Chilcote, then president of Farmers' and Merchants' Bank, decided to reorganize the bank into the Washington National Bank, and they built a new building at 100 S. Iowa on the east side of the square in 1871 (Map #71, new bank here in 1912-13). While this building boasted stone front, the majority of buildings constructed in this period were brick Italianate buildings with characteristic upper story arch windows. The two-story building of J.R. and L.C. Richards built in 1872 at 106 W. Main is an intact example of this style, and Aaron Hott moved his stove and tinware business into this building in October (State Site #92-00539, Map #19). The Adair Brothers built new drug store at 106 S. Iowa Avenue (State Site #92-00511, Map #74, later façade) next to Williams Shoe Store on the east side of the square in 1872 (Figure 9). The three-story, three-storefront, Italianate brick Triune Building was built for Chilcote, McKee, and Wilson in 1872 on S. Marion, with 208 used for an expansion of Chilcote's early and successful drug store at the corner 125 W. Washington, 210 serving as the post office, and an express office moving into 212 (State Site #92-00569, Map #108). The Masonic Lodge also operated on the third story from around 1875 until around 1891 (*Portrait and Biographical Album of Washington County 1887*: 672).

However, with the impact of the Chicago, Rock Island, and Pacific railroad on the community lessened and the Panic of 1873 affecting the entire country, business and construction waned significantly for a few years. With these changes, "hard times set in" in and around Washington. However, by 1880, Washington was "entering upon another chapter of prosperity" (*History of Washington County, Iowa 1880*: 543). With the increasing popularity of the narrow gauge railroad (less expensive to build), residents in Winfield (Henry County) raised funds in 1876 to build a railroad from Burlington to Winfield. This appears to have spurred at least community leaders to work on new construction in the downtown, with three large buildings built in 1876. The three-story Italianate brick Pennsylvania House was built by Lorenz Benz in 1876 at 306 N. Marion, significant in its location as located immediately across from the northern city limits to include a saloon in his hotel as prohibition efforts reigned in Washington and located a block south of the railroad tracks (Figure 10) (State Site #92-00664, Map #55) (Fisher 1978: 118). John Bryson continued his building efforts with a two-story, two-storefront, brick Italianate block on the west side of the square at 101-103 S. Marion in 1876 as well (State Site #92-00558, Map #56). In September, J.S. Morris & Co moved The New York Store here. Howard A. Burrell also sought a new building for the *Washington Press* office as well, constructing a two-story Italianate brick building at 105 N. Marion in 1876 as well (State Site #92-00549, Map #7, metal cladding on façade). Both Philip Shrader and William A. Stiles reported around \$65,000 to \$75,000 in construction contracts for 1876 (*Washington Press*, January 3, 1877). Two other newspapers operated in Washington in this period, with the *Washington Gazette* sold to the Gazette Printing Company (L.H. Gowdy and Alexander Story) in 1877 and Joseph Biles launching the *Washington Democrat* again in August 1878 (*Portrait and Biographical Album of Washington County 1887*: 659-660). Other community efforts included the start of Washington Academy in 1873, organization of a library in the upper room of the *Press* office in 1877, and the organization of the Y.M.C.A in 1878.

The impact of the railroad on community development continued at the end of the 1870s in Washington. The Burlington & Northwestern continued west to Washington, arriving in the winter of 1879-80. This Burlington & Northwestern connected Washington directly to Burlington and the markets accessible from this point. At the same time, a second line was built west from Winfield to Oskaloosa in 1879. Additional construction in the Washington Downtown Historic District is then noted. The Washington Savings Bank was organized in October 1876, with a director James H. Young then constructing a two-story, two-storefront brick building at the northwest corner of the square at 101-103 N. Marion. The bank moved to convenient and elegant quarters in Young's new block in May 1879 (*History of Washington County 1880*: 551-52). An "addition" to the Bryson House was built in the form of a new three-story Italianate brick building to the north at 115-117 N. Iowa Avenue by Oliver Crawford in 1879, with the additional hotel rooms on the second and third stories above the storefronts accessed by a large central stairs as well as a second-third story connecting bridge over the alley open by May 1880 (Figure 11) (State Site #92-00502, Map #43). It was noted as comparing favorably to hotel

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blocks in larger river towns, necessitated by the high number of railroad connections now in Washington (*History of Washington County* 1880: 544). The first telephone lines were also installed in 1879 in Washington, including one installed in December from the Bryson House to railroad depot to provide quick communications on train departures and arriving passengers. The first telephone line was installed earlier in the year from John Chilcote's drug store at 125 W. Washington on the south side of the square to his home (Map #107, c.1892 façade). With these improvements, Washington was poised to enter a period of sustained community development and maturation for the remainder of the 19th century.

Commercial Growth and Community Maturation, 1880-1900

With the initial growth and development following the establishment of the county seat and the arrival of the railroads, Washington settled into a period of sustained commercial growth and development that reflected the maturation of the community. Despite the initial burst of development at the end of the 1870s, the 1880s had less development, and the population grew slowly in this period from 2,949 in 1880 to 3,235 in 1890s. Of the 20 commercial buildings constructed in the 1880s and 1890s, only seven were built in the 1880s, while 12 extant buildings were built in the first half of the 1890s and the facades associated with 117-119-121-123-125 W. Washington Street underwent a significant joint remodeling effort. A number of churches were also built or improved in this period. This increased development in the late 1880s and early 1890s associated with increased economic activity also resulted in greater population growth in this period, with the population of Washington reaching 4,255 by 1900. Improved community services (water, electricity, and telephone) were a focus of Washington in the 1890s, further reflecting the maturation of Washington in this period as the center of county government activity and a strong retail and professional community poised for greater development in the early 20th century.

The 1880 county history noted that the principal retail streets were located around the square, with Main Street on north, Iowa Street on east, Washington Street on south, and Marion Street on west. The history noted: "The business houses are in the main of a commodious and durable character, they being constructed chiefly of brick, many of them having iron fronts with windows of heavy plate glass. As a rule, however, the business houses of Washington have rather an antiquated appearance; as exception, the three bank buildings, the "Press" office (105 N. Marion, Map #7) and the block occupied by Chilcote & Cook (123-125 W. Washington, Map #107) might be mentioned" (*History of Washington County* 1880: 543). In addition to businesses and churches, both the Masons and Odd Fellows operated in the Washington Downtown Historic District. The Masonic Hall was on the third story of the post office building (208-212 S. Marion, State Site #92-00569, Map #108, post office moved by 1885). The International Order of Odd Fellows (I.O.O.F.) met on the second story of the Blair & Brokaw building at the southeast corner of the square (122 S. Iowa Ave, State Site #92-00517, Map #80) (*History of Washington County* 1880: 558).

Despite the 1880 assessment that Washington was "entering upon another chapter of prosperity" (*History of Washington County, Iowa* 1880: 543), the early 1880s appears to have been slow in terms of commercial development for the community. The burst of construction in 1879 and 1880 fell off, and efforts in the early 1880s focused on government and public improvements. Public policy was set in 1882 to outlaw saloons in the county, after temperance efforts had successes and setbacks through the 1870s. Burrell reported in 1909 that there had been no saloon in the county since 1884. In March 1881, a contract was let to Wilde & Company for a new iron fence around Central Park to replace the old wood fence (Figure 12). In 1882, a bucket brigade was organized, followed by a formal fire company in 1883. A combination City Hall and fire station was built at 210 W. Main, just northwest of the square (Map #2, drastically remodeled for financial institution in 1926). The fire department operated on the first story, with the city council chambers and library moving to the second story. Somewhat related, the Washington County Farmers Mutual Insurance Association was organized on February 20, 1883, which proved to be very popular and kept insurance primarily local into the 20th century. Whether related to their success or not, a large fire struck the south half of

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the west side of the square on February 25, 1883, also putting the new fire department to the test. The five buildings north from the First National Bank on the south corner to S.B. Dewey's jewelry store were destroyed. Thus, five brick buildings were then built on the west side of the square, including a new bank on the corner (*Evening Journal*, County centennial edition, July 1936, 63; Burrell 1909, Vol. 1: 365, 371, 424; *Portrait and Biographical Album of Washington County* 1887: 381; Fisher 1978: 121). The Italianate architecture of Dewey's new jewelry store at 113 S. Marion (State Site #92-00562, Map #60) and the adjacent commercial built by Hugh Smith (banker) at 115 S. Marion (State Site #92-00563, Map #61) are intact, while a later bank fire and bank expansion/remodel has impacted the similar buildings south to the corner.

Construction efforts in Washington then turned to construction of a new courthouse. Since the courthouse on the square had been demolished in 1869, the county did not have a building devoted to this purpose. The courthouse operated on the second story of Everson's Opera House through most of this period, with a fire on the roof of this building in 1883 perhaps leading it to move to the "music hall" (the old United Presbyterian Church) on W. Jefferson for a few years, as the 1885 Sanborn map shows the courthouse there. In December 1884, the decision was made on the location for the new courthouse, a block west of the northwest corner of the square to the west of the new City Hall. William Foster and Henry Liebbe of Des Moines were selected as the architects for the new courthouse (222 W. Main Street, State Site #92-00150, Map #1). The plans were adopted in April 1885, and the contract was let to C and H. Caldwell of LaSalle, IL for \$63,472. The courthouse was designed to be fireproof, with bricks laid in spaces between iron floor joists and a slate tile roof (Figure 13). Delays in construction stretched it into 1887, and the county offices finally moved into the building in November 1887 (Foster 1978: 31-34). The courthouse was described in the 1887 county history as a "handsome brick structure trimmed with stone, presenting a very fine appearance" (*Portrait and Biographical Album of Washington County* 1887: 649). It was 98 by 80 feet at the base, with sheriff's office in the basement; clerk's room, auditor's office, treasurer's office, recorder's office, supervisor's office on the first story; and court room with a 23-foot ceiling, judge's office, library room, attorney's room, bailiff's room, toilet room, and jury rooms on the second story. Final cost including furnishings was \$75,000 (*Portrait and Biographical Album of Washington County* 1887: 650). At the same time, the jail and sheriff's residence was constructed on the lot to the north at 219 W. 2nd Street, occupied on January 1, 1886 (*Portrait and Biographical Album of Washington County* 1887: 650). The county jail was used until construction of the current building on this site in 1965-66, and the courthouse continues to be used for this function.

The 1885 Sanborn fire insurance map shows the development of the Washington Downtown Historic District to this point, as well as these projects under construction (Figure 14). The map shows full development on all lots around Central Park, along with development on the four corners diagonal from the square stretching north and south on Marion and Iowa. The buildings around the square are two or three stories in height, with every retail business typical for this period present. The buildings slightly off the square include some one-story buildings mixed in with the two-story buildings. Churches are indicated on the edges of these blocks. The newly completed City Hall and the foundation for the courthouse are indicated on W. Main Street. The footprint for the Graham Opera House under construction at 200-204 S. Iowa Avenue at the southeast corner of the square is also indicated. Several community businessmen, led by John Graham, raised funds for this opera house to replace the older one in the Everson block, and it opened on February 23-24, 1886. Unfortunately, it was short-lived at this location, destroyed by fire on November 23, 1892 (Fisher 1978: 409-412). Another community effort in this period was the formation of the Loan and Building Association in May 1886, which had made 430 loans totaling \$320,000 by 1909 to aid residents in buying or building 300 homes in county and surrounding area (Burrell 1909, Vol. 1: 322).

In 1887, the *Portrait and Biographical Album of Washington County* noted that "Of the many beautiful cities in Iowa, none of them, considering its size, presents a neater appearance than that of Washington... The principal business is transacted upon the public square, the business houses being of a superior class. The stocks carried by the merchants here will compare favorably in amount with those of any other city in this section of the State, while the trade secured is equal to the best" (*Portrait and Biographical Album of Washington County*

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1887: 665). Three banks operated downtown – the First National Bank at the southwest corner (Joseph Keck, president), the Washington National Bank at the northeast corner (Dr. A. W. Chilcote, president), and the Washington County Savings Bank at the northwest corner (J.H. Young, president). The retail business and professional offices of Washington were strong, reflecting the development of the community as a county seat. The history noted that manufacturing had not been fostered to great extent, with one foundry (Wilde), two wagon and carriage manufacturers (Ditmer & Co, W.B. and H. Bell), one brick and tile factory (Frank E. Swift), and one marble manufacturer (E.T. Hebner & Son) in town (*Portrait and Biographical Album of Washington County* 1887: 667-68, 674). Interestingly, the frame Queen Anne houses of William B. Bell (c.1886, 102 E. 2nd Street, State Site #92-00576, Map #33) and Charles Hebner (c.1898, 108 E. 2nd Street, State Site #92-00577) are adjacent on E. 2nd Street within the district boundary. A third house built in this period that remains extant in the district is the home of blacksmith Calvin Long on N. Marion Avenue, who operated his shop in a building south of his house on this property (c.1889, 220 N. Marion, State Site #92-00663, Map #54). By 1909, he had invented a wagon brake that proved to provide good income (Burrell 1909, Vol. 1: 434).

Commercial construction began to increase finally by the late 1880s. The *Washington Press* reported on January 1, 1890 that there has been noticeably more construction in town and around the county in 1889 than in the previous years. Shrader & Son had been active, building a \$2,000 store for Schneider Bros grocery/hardware (109 E. Washington, State Site #92-00593, Map #89, c.1917 façade remodel), a \$1,600 brick store for John Hayes (104 S. Iowa, State Site #92-00510, Map #73, 1970s façade cladding), and a \$2,000 store for J.M. Wagner (208 S. Iowa, State Site #92-00520, Map #92). Wagner's brick building was initially occupied by Van Nostrand's meat market and Armstrong's photography gallery (*Washington Gazette*, May 8, 1889). Other contractors focused more on house construction. In 1890, construction in town totaled \$80,975, with H. Shrader responsible for more of the non-residential construction. Of his projects from this year, the addition to the Washington National Bank at 100 S. Iowa and the two-story McCall livery at 114-116 N. Iowa (State Site #92-00501, Map #42) are extant (*Washington Press*, December 30, 1890).

Construction continued strong in the early 1890s, with six large commercial buildings, the new Graham Opera House, and the Methodist Episcopal Church built from 1891 to 1893 and extant within the Washington Downtown Historic District. Buildings in this period shifted from late Italianate or Romanesque influence to the Queen Anne style, completed with oriel windows, corner towers, and decorative cornices. William & Keiser built the brick Queen Anne block at 101-103 W. Washington for Leonard Smouse in 1891, with a corner tower and oriel windows on both facades (State Site #92-00601, Map #101). Isaac Klein moved his clothing store into this new building, and the Klein Clothing Kompany would operate here into the early 1960s (Figure 15). However, it was Winfield Smouse who is primarily noted for his real estate endeavors in this period, including both construction of commercial and residential buildings as well as design and platting of new subdivisions. Frank E. Swift provided the brick for Winfield Smouse's \$5,000 block at 112-114 E. Washington (State Site #92-00595, Map #81, façade clad) (*Washington Press*, December 23, 1891, 3). With the fire destroying the Graham Opera House on November 30, 1892, this site at 100-104 S. Iowa was cleared and a new site acquired at 123 E. Washington. Winfield Smouse acquired the Iowa Avenue property, building a new two-story, three-storefront, buff brick Queen Anne building on this site in 1893, which had a corner tower, two oriel windows on the west façade, and four oriel windows on the north facade (State Site #92-00518, Map #90). It was dubbed the Columbian Block, and the post office moved back into its space at 204 S. Iowa after the new building was completed (Figure 16). The new Opera House Company issued \$20,000 in stock to finance the construction and hired architects Foster & Liebke from Des Moines (who had designed the courthouse) to design the new building (State Site #92-00167, Map #86). They adapted plans from an opera house in Marshalltown, and work began on "The New Graham" in July 1893 (Figure 17). It opened on November 27, 1893 ("Opera House Burned," *Washington Press*, November 30, 1892; Fisher 1978: 413). The commercial Queen Anne style was also utilized for the joint façade remodel project on the three buildings (five storefronts) on the south side of the square at 117-119, 121, and 123-125 W. Washington (State Site #92-00605, 606, 607, Map #105, 106, 107). A decorative metal cornice with pediments above each of the five storefronts was installed, the facades rebuilt with tan brick and segmental arch windows, and two oriel windows installed on the

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two end buildings (Figure 18). The west storefront of this building continued to be notably occupied by Chilcote & Cook drug store through the 1890s. With several large projects, the construction totals for 1892 reached \$149,885 ("The Record of a Year," *Washington Gazette*, January 6, 1893, 3).

While the Queen Anne style was gaining popularity by the early 1890s, other construction followed more traditional styles. William A. Stiles constructed two large blocks just west of the square in 1892. He built the \$8,000 three-story, three-storefront block for G.P. Kerchner at 213-215-217 W. Main Street, which had offices on the first story and apartments on the upper two stories (State Site #92-00545, Map #5). Its location across from the 1887 courthouse attracted several lawyers and other professionals to the offices in this building over the years. The overall brick form was basic, with a slight gable roof rather than a parapet, simple brick details, and segmental arch windows. The three storefronts have iron columns stamped "Niver's Foundry, Muscatine, Iowa" (Figure 19). Stiles also built a similar, yet smaller scaled, two-story, two-storefront, brick building at 209-211 W. Washington for the McConnaughey brothers at 209-211 W. Washington (State Site #92-00609, Map #70, façade remodel). This building also is indicated as a combination office/dwelling function. The "rowhouse" office/dwelling of Dr. William and Susan McClelland immediately to the west likely built in the next couple year may have also been built by Stiles (State Site #92-00611, Map #69). This basic brick design likewise has simple segmental arch openings and a restrained metal cornice with brackets. H. Shrader is thought to have built the three-story, three-storefront, brick building for Frank E. Swift, owner of the Washington Brick and Tile Company, at 108-110-112 W. Main Street around 1893 (State Site #92-00540, Map #18). The building follows a more traditional downtown block form, with late Italianate influence in the window hoods and bracketed corner and the more recent feature of oriel windows added on the second story of the east (108) portion. The 1897 Sanborn map shows the Knights of Pythias hall on the third story of 110-112 W. Main Street, and they continued to occupy this space into the 1920s.

The apparent economic health of this period is also reflected in new churches constructed. Foster and Liebke of Des Moines were hired as architects for the new Methodist Episcopal Church at 301 W. 2nd Street in 1891, replacing their earlier building on this site. The contract for the \$17,000 church was awarded to Frank Edworthy, with brick supplied by Frank E. Swift (Figure 20). The new Late Gothic Revival brick church with corner tower and spire was dedicated on April 10, 1892 (State Site #92-00347, Map #14) (*Washington Press*, December 23, 1891, 3; Burrell 1909, Vol. 1: 255). Two other churches were built within the downtown in this period, though both have been demolished. The contract for the \$11,000 Second United Presbyterian Church at 220 W. Washington went to Edworthy & Williams in 1890 (demolished in 1927 after church merged). The First Presbyterian Church was dedicated on May 29, 1892 at 203 W. Main Street (demolished in 1971 for new church). The 1868 brick building of the First United Presbyterian Church at 215 S. Marion (Map #48) and the 1871 frame building of the Baptist Church at 122 E. 2nd Street were also remodeled in the 1890s.

The merits and businesses of Washington were highlighted in the January 6, 1893 anniversary issue of *Washington Gazette*. One of the outstanding features of the community was noted to be the large number of railroad connections, with the Chicago, Rock Island, & Pacific and the Burlington & Northwestern railroads serving the community (Figure 21). The residents of town were noted to be of high character, with strong churches and schools in town for the residents. The increased business health and real estate activities in the second half of 1892 were noted ("Washington," *Washington Gazette*, January 6, 1893, 2; *Washington Gazette*, January 6, 1893, 1-3). The newspaper cited several positives for Washington: a population of 4,000, good location, fine public buildings, very low taxation, model water works, perfect system of sewerage, fine gas and electric plant, elegant churches, moral and intelligent people, well equipped and efficient public schools, best Academy in Iowa, first class library, fine art gallery, wide awake business men, public spirited citizens, solid brick business blocks, no saloons, and a prosperous building and loan association ("A Few Items of Which Washington Boasts," *Washington Gazette*, January 6, 1893, 3). While the railroad connections and water works could lead to strong industry, again it is noted that "At the present time, Washington's manufacturing enterprises are few in number and limited in output" ("Washington's Advantages," *Washington Gazette*,

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January 6, 1893, 3). Industries were primarily cited on the list of "what Washington wants," along with additional population growth.

While industry was low, the retail businesses and professional offices in Washington were strong in this period. Businesses in town in 1893 included four banks, seven dry goods stores, four clothing stores, three boot and shoe stores, five hardware stores, ten groceries, four meat markets, five restaurants, five hotels, two merchant tailors, three jewelry stores, two hat stores, four drug stores, two music stores, two furniture stores, one notion and ribbon store, one china store, three millinery stores, three feed stores, two carriage factories, brick and tile works, machine shop, grain weigher factory, planing mill, creamery, five barber shops, two mills, three elevators, three coal yards, two lumber yards, three railways, one nursery, three newspapers, fourteen ministers, ten lawyers, ten doctors, and three dentists ("A Few Items of Which Washington Boasts," *Washington Gazette*, January 6, 1893, 3). The *Washington Gazette* included information and histories on around 50 businesses in town, several of which had operated and/or would operate for several decades ("Men Who Make a City," *Washington Gazette*, January 6, 1893, 5-6). Some of these businesses include the Wilson, Beamer & Co hardware business (118 S. Iowa, Map #79), clothing store of Isaac Klein (101-103 W. Washington, Map #101), boot and shoe store of J. Albert Williams & Co continued by Frank L. Wilson (108 S. Iowa, Map #75), jewelry store of L.D. Robison (116 S. Iowa, Map #78), hardware and implement business of Frank and George Stewart (107 W. Washington, Map #103), real estate office of Winfield Smouse (112 E. Washington, Map #81), dry goods store of William Blair & Son (122 S. Iowa, Map #80), the "Horse Shoe" dry goods store of J.B. Crail (moved to 101 S. Marion, Map #56), and the "pioneer" drug store of Chilcote & Cook (125 W. Washington, Map #107). Four banks now operated in Washington, with the addition of the Citizens Savings Bank organized in 1892 by Joseph Keck, Frank Stewart, and Charles H. Keck. The others included: First National Bank (1865, Joseph Keck, president), Washington National Bank (1870, Dr. A.W. Chilcote, president), and Washington County Savings Bank (1876, J.H. Young, president).

Other community improvements reflect the maturation of Washington as a modern town in this period. The first city water well was drilled in July 1890, with more drilling through March 1891 and completion of the city waterworks in December 1891. A second well was drilled in 1896, and large sewers began to replace earlier small sewers in 1897. With the waterworks in operation, the old pumps in Central Park were replaced with drinking fountains, with watering troughs at the northeast and southwest corners of the square (State Site #92-00493, Map #100). In September 1891, the new light plant for the Washington Illuminating Company (Norman Everson) was complete, and they started installing poles and wires in downtown in November. On December 1, the electricity was turned on for the electric street lights. One arc light was placed on each corner of the square, with lights suspended from wires in the middle of the street. This was noted as a great improvement over earlier gas lights. Winfield Smouse later bought the Washington Illuminating Company in 1895. While earlier single telephone lines existed in Washington, Thomas Dupuis began installing additional telephones in 1890, and he was granted a franchise to build and operate a telephone exchange in 1894. The Washington Telephone Company thus began with Dupuis, L.D. Robinson, and D.H. Logan. Leads were strung over the top of buildings around the square, with equipment provided by Western Telephone Construction Company. They began operations on November 6, 1894 with 49 subscribers (Burrell 1909, Vol. 1: 321, 411-412, 417, 421; Fisher 1978: 124-128). The telephone exchange was located on the second story of L.D. Robinson's jewelry store at 116 S. Iowa Avenue on the east side of the square from the 1890s to 1910s (State Site #92-00515, Map #78). L.D. Robinson and W.A. Wilson bought the Washington Telephone Company in 1897, rebuilt the system, and began to build lines to eleven towns in the county. In 1895, a new iron fountain was installed in the middle of Central Park (Fisher 1978: 130; Burrell 1909, Vol. 1: 421).

The appearance and development of the Washington Downtown Historic District through the 1890s is depicted on several maps and images. The 1892 Sanborn map shows the completion of the late 1880s and early 1890s projects (Figure 22). The public square is indicated in the center of the downtown with two regular wells and two fire wells, as well as a large cistern. The 1894 city map of Washington likewise shows the density of buildings through the Washington Downtown Historic District (Figure 23). The three banks, four hotels, opera

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house, academy, post office, courthouse, and hose house are highlighted on the map, along the six churches on the periphery of the commercial district. The railroad tracks ran about three blocks north of the center of downtown as well as four blocks to the east, with the depots located several blocks to the northeast. Three lumber yards and two elevators are noted between the north edge of the district boundary and the railroad tracks. The 1897 Sanborn map then illustrates the completion of the 1890s construction in the downtown (Figure 24). Little new construction occurred in the middle and late 1890s, following the economic issues associated with the Panic of 1893. The four sides of the square are lined with two or three story brick buildings. The additional development on the blocks north and south of the square along Marion and Iowa, as well as some development on the blocks east and west on Main and Washington is also depicted. These periphery blocks typically have two-story construction, with some one-story buildings and churches mixed in. The commercial development along 2nd Street (then Madison) is light at this time, with liveries and a carriage factory noted along with several houses. Two hotels and the lumber yards line 3rd Street (then North) to the north, along with some additional houses. This area would witness more commercial development over the next few decades. Photographs of the east side of the square and north side of the square show the two and three story brick buildings that defined the Washington Downtown Historic District in the late 19th century (Figures 25-26).

Industrial development and commercial growth, 1900-1919

The leading citizens of Washington entered the 20th century poised for continued growth based on their successes of the past decade and determined to attract industrial development that would further position Washington for the future. Population grew slowly through this period, after significantly increasing in the 1890s. The population of 4,255 in 1900 grew only to 4,380 in 1910 and slightly more to 4,697 in 1920. Community improvements continued in the first decade, improving the appearance and services of Washington. While many commercial buildings from the 19th century would continue to function as stores in the 20th century, an effort focused on giving these buildings new façades to modernize the appearance of the downtown. Overall, 25 commercial buildings, two churches, and the post office were constructed in or date their current façade to these two decades. New industry in town spurred additional growth by the 1910s. New construction focused primarily on specialized building types, while older commercial buildings were modernized for retail stores. The general appearance around the square remained dominated by two and three story brick buildings, with a new bank building reaching a towering height of five stories at the northeast corner. The Washington Downtown Historic District remained as the center of commercial and government activity in Washington through this period.

Community improvements in the first decade of the 20th century continued this trend from the last decade of the 19th century. The first concrete sidewalks were laid in 1900, and additional board walks were replaced by concrete by J.J. McKeone over the next few years. By 1909, the board walks had been mostly replaced, and the city was working on concrete, rather than plank, street crossings as well (Burrell 1909, Vol. 1: 405). The streets themselves saw improvements in terms of names, as the east-west corridors became streets and the north-south corridors became avenues. Consistent naming was also applied for each quadrant out from the square. The ladies of the community saw the need for a public rest room for the country ladies passed through town on train or visiting town to trade and shop, and they formed the Rest Room Association in June 1901. They fixed up a basement room in the courthouse with chairs, cribs, rockers, and books, citing as one of the best amenities of the city in 1909 (Burrell 1909, Vol. 1: 358; Foster 1978: 35-36). In March 1901, Jane Chilcote, widow of Dr. A.W. Chilcote, died and left her house at 120 E. Main to the city to use as a free city library. The earlier library was then moved into this building, and it opened on October 26, 1901 (replaced by library building in 1952 on same site, Map #26). In 1902, the city built an electric plant at a cost of \$17,000, adding electricity to the services they provided along with water and sewers. Only a handful of buildings were built between the 1897 and 1902 Sanborn maps (Figure 27). The remainder of the block across from the courthouse was filled out by two basic brick buildings constructed by Dr. E.R. Jenkins as offices with

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residences above in this period (219 W. Main, State Site #92-00546, Map #4; 221-229 W. Main, State Site #92-00547, Map #3). In general, the downtown appeared nearly the same in 1902 as it did in 1897. While no detail is shown on the public square on the Sanborn map, the 1906 map by the Iowa Publishing Company does show elaborate sidewalks through the park (Figure 28). The features of Central Park are illustrated on postcards from this period, including the walks, fountain, and bandstand (Figures 29-30).

Railroad improvements to the railroad system through Washington likely impacted businesses in town and spurred additional development in the early 1900s. In nine hours on June 29, 1902, the narrow gauge tracks of the Burlington & Northwestern through Washington were upgraded to standard gauge. In 1903, the Chicago, Milwaukee, St. Paul and Pacific Railroad (known as the Milwaukee) built their new cutoff line through Washington. Perhaps the first impact was the chartering of another bank in June 1902, the Farmers and Merchants State Bank of Washington. They opened for business on August 20, 1902, with long-time local businessman (harness maker) Charles Ohngemach as president (Burrell 1909, Vol. 1: 374). When the First National Bank renewed their charter in 1903, they became the Citizens National Bank, with C.H. Keck continuing as president (Burrell 1909, Vol. 1: 372). The Washington Telephone Company officially incorporated in 1903, with L.D. Robinson and W.A. Wilson remaining as chief stockholders (Burrell 1909, Vol. 1: 422). The Commercial Club was also organized with its goal to promote any business or other endeavor to make Washington successful as a community. They bought the 1881 Smouse-Blair-Wilson house east of the opera house at 203 E. Washington, building a large rear addition for community recreation, including billiards, bowling, a reading room, a gymnasium, and a hardwood floor for dances (Burrell 1909, Vol. 1: 359). Sunset Park was presented to the city in 1904 on the west side of town (Burrell 1909, Vol. 1: 130). As concrete sidewalks were growing in number around town, the first brick paving was laid for the streets around the square and one block in each direction in 1903. Brick paving was then extended north on Marion and Iowa for the three blocks to the railroad tracks, as well as east for a distance on Main and west on Washington to Sunset Park (Burrell 1909, Vol. 1: 425). With an eye towards their past as well as to the future, the Washington County Historical Society was organized on June 6, 1905, with lawyer Marsh W. Bailey designated as president. The society was behind the effort to write the two-volume *History of Washington County* in 1908-09 (Burrell 1909, Vol. 1: 364). While long-time newspaperman Howard A. Burrell wrote these volumes, he sold his *Washington Press* in 1903 to Ralph L. Livingston, who then sold it to Charles K. Needham. A few years previous in 1900, Orville Elder bought the *Washington Evening Journal*, greatly expanding circulation from 800 in 1900 to 2,000 by 1909 (Burrell 1909, Vol. 1: 313, 317).

Construction also began to pick up again in the downtown by 1902, generally related to improvements in services for residents. Around 1902, Winfield Smouse built the two-story brick building at 111 E. Washington, apparently moving the office for the Washington Illuminating Company to this location (State Site #92-00594, Map #88). The building continued to exhibit features found on buildings constructed in the late 1890s, with a second story oriel window and a metal cornice with brackets and pediment. In 1906, he sold the local Washington Illuminating Company to The Iowa Gas and Electric Company (Carson brothers) for \$36,500, and they are listed here from 1906 until 1924 (Burrell 1909, Vol. 1: 417). Around 1904, S.W. Brookhart demolished the older one-story telegraph office at 206 S. Iowa Avenue, building a new two-story building with a buff brick façade, oriel window, and metal cornice with brackets (State Site #92-00519, Map #91). The Western Union Telegraph Office and US Express Office then operated here through the end of the 1910s. Two additional office buildings were built in this period as well. The two-story brick building constructed for Margaret Roberts around 1901 at 113-115 E. Washington featured two oriel windows and brick pattern work on the second story (State Site #92-00594, Map #88). In 1910, it was sold to the Brookhart Bros, a law firm who moved their offices here, with the second story continuing as apartments (Figures 31-32). Similarly, Citizens Savings Bank built a two-story building with a center oriel window and Classical Revival influence in the pilaster and cornice detail at 208-210 W. Washington to the rear of the bank as a combination office and apartment building (State Site #92-00610, Map #64). William M. Keeley moved his law office into the 208 portion with dentist Dr. W.M. Terry operating on the second story of this half. The 210 portion was then the residences of William M. Keeley and his mother Hannah E. Keeley. The two-story buildings constructed for the McCall Brothers' flour and feed

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store at 210 S. Iowa (State Site #92-00521, Map #93) and by S.B. Dewey as an investment property at 102 S. Iowa (State Site #92-00509) likewise had simple brick facades with oriel windows on the second story and a metal cornice with brackets.

Industrial development became the focus of community efforts in the first decade of the 20th century. A large building had been built north of the tracks in 1895 for the Jackson Pipe Organ Company, who manufactured and shipped organs for a few years before closing. In 1902, Charles Parkinson opened a business manufacturing wagon boxes and shoveling boards in the old factory, which was again only successful for a few years (Burrell 1909, Vol. 1: 347, 429). Hugh McCleery started manufacturing calendars in his basement in 1903, moving to a building at the rear of his property in a few years as the business grew (Fisher 1978: 113). Though it would grow into a major manufacturing interest in Washington, it was apparently not notable yet by 1908 for Burrell to include it in his history. In 1905, the Washington Manufacturing Company was organized by Frank Stewart, with Winfield Smouse, president; William A. Cook, vice president; C.M. Keck, secretary, and Stewart, treasurer. They operated a similar business to Parkinson's early operation, manufacturing wagon boxes, shoveling boards, barn floor scrapers, and 6,000-8,000 boxes per year (Burrell 1909, Vol. 1: 429).

A major national company arrived in Washington in 1907, spurred additional development. The F.B. Mills Seed Company was started in Onondaga County, New York, in 1887, and Frank B. Mills sought a western location in 1907 as a base for Midwest and West shipments. He wrote to the postmaster in Washington on January 30, 1907 to introduce himself and the company and inquire if "any inducement could be offered if we locate our headquarters there," as Washington had good shipping facilities related to their numerous railroad lines. The inquiry was passed on to Winfield Smouse, who negotiated the terms including the construction of a brick three-story building 40 by 100 feet with all modern conveniences, including an elevator (Figure 33) ("Contracts are all Signed," *Evening Journal*, Washington, June 5, 1907, 4). The location was in Smouse's Northeast Addition north of the main railroad tracks, one block east and one block south of the wagon box factory of the Washington Manufacturing Company. The railroad agreed to build a spur to the F.B. Mills Seed Company and continue it to the small factory, with all necessary funds and city concessions in place by June 1907 as well. As a result, the Washington Manufacturing Company immediately began plans to expand ("Well on the Way," *Evening Journal*, Washington, July 25, 1907, 2). Frank Stewart also partnered with nephew Fred Giesler of Muscatine to open a new pearl button factory in Washington, east of the Washington Manufacturing Company building and along the new railroad spur (they previously operated the Giesler-Stewart Button Company in Muscatine). The American Pearl Button Company began producing button blanks in 1908 and soon expanded to full button production ("Officers Elected," *Evening Journal*, Washington, January 17, 1908, 2; Burrell 1909, Vol. 1: 430). Though these businesses were located a few blocks to the northeast of the Washington Downtown Historic District, the impact of their operations was felt throughout the businesses of the downtown as the economic health of Washington improved. The increasing local business of Mills Seed Company over the next decade also resulted in a heavy mail volume, leading to the need for and construction of the new Washington Post Office (115 N. Marion, State Site #92-00165, Map #11). Facing demolition in its original location, the F.B. Mills Seed Company building was moved into the district to an empty lot at 216 N. Iowa Avenue in 2010 (State Site #92-00471, Map #35).

The combined industrial growth of the Washington Manufacturing Company, F.B. Mills Seed Company, and American Pearl Button Company, as well as the continued strength of the Washington Brick and Tile Company, resulted in economic growth in the Washington Downtown Historic District and new focus on improving the appearance of the downtown. New brick facades and one concrete block façade appeared on buildings on the east and west sides of the square. While the 1909 Sanborn map does indicate the new construction over the last seven years, this type of façade improvements cannot be seen on the map (Figure 34). The improvements are noted on postcards from around the square from this period (Figures 35-38). The joint remodel of the Stewart Building and Mount Building at 109-111 and 107 S. Marion Avenue was undertaken by Agnes Stewart, brother John H. Stewart, and William and Martha Mount, with oriel windows added above each storefront, a new metal cornice with brackets installed, and a "Stewart Building" nameplate

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on 109-111 and "1908" nameplate on 107 (Figure 36) (State Site #92-00560, Map #58; State Site #92-00561, Map #59). Likewise, the two-story brick building at 106 E. Main Street received a facelift with new oriel window installed (State Site #92-00532, Map #22). Claude S. Lemmon drew on elements of the Classical Revival style to update Robinson's old jewelry store at 116 S. Marion with a new buff brick façade with simple jack arch window lintels and an applied cornice line, continuing Lemmon Jewelry at this location (Figure 39) (State Site #92-00515, Map #78). Also on the east side, Charles C. Cunningham updated the double building at 110-112 S. Iowa with a similar buff brick façade with pilaster, jack arch lintels, and an applied cornice line (State Site #92-00513, Map #76) (Figure 38). A few years later around 1913, William M. Keeley then likewise remodeled the façade of his building at 114 S. Iowa Avenue with buff brick, pilasters, jack arch lintels, and the applied cornice line with dentils and brackets (State Site #92-00514). However, he also incorporated a centered oriel window, continuing this trend from the previous decade. The historic "yellow brick" building at 201 S. Marion Avenue, then home to Lemley Grocery, likewise received a new simplified Classical Revival tan brick façade in 1912 (State Site #92-00566, Map #111) (Figure 40-41).

These improvements and the current business climate of Washington was noted by Howard A. Burrell in his 1909 history of Washington County. Washington continued to benefit from several railroad connections, which included the Chicago, Milwaukee & St. Paul; Burlington, Cedar Rapids & Northern; Chicago, Burlington, & Quincy; Chicago, Rock Island, & Pacific (formerly Missouri & Mississippi); and Iowa Central (only 11 miles). Fire protection was offered for business and industry as well with 75 fire hydrants in town. The business district was centered on the public square, which had green grass, healthy trees, fountains, a music stand, iron seats, broad cement walks, and flower beds installed by Elmer Keck. The town band played here on Saturday nights. A number of schools operated in town, as well as the Washington Academy (later site of Y.M.C.A. at 121 E. Main). Fraternal organizations were strong in Washington, with lodges/halls generally located on upper stories of buildings within the downtown. The Masons moved into the third story hall in Everson Block at 120-124 W. Main in the last quarter of the 19th century (fire in 1930), and the Odd Fellows bought Crawford Block at 115-117 N. Iowa Avenue in 1905 and remodeled the upper story hotel rooms for their lodge hall (State Site #92-00502, Map #43). A number of other organizations met in these main halls or rented smaller spaces. While the economic health of Washington was strong, Burrell noted that the town could still use a few improvements, citing the lack of a public swimming pool, streetcars, and a federal post office building (Burrell 1909, Vol. 1: 218, 357, 423-424, 433-434). While Burrell noted two hospitals in town in 1909, Washington county residents approved a plan in 1910 to build a county hospital on the south side of town, notable as the first county hospital in the United States (Fisher 1978: 443-444).

The first rusticated concrete block appeared in the Downtown Washington Historic District in this period, later associated with buildings related to the automotive industry. By 1909, J.J. McKeone and T. Minick & Son were manufacturing plain and ornamental concrete blocks for house foundations, which was noted by Burrell in 1909 to be a growing and promising industry (Burrell 1909, Vol. 1: 406). Rusticated concrete block was utilized around 1910 for the façade remodel of the two-story brick building owned by Clarence Hollingsworth at 205 S. Marion Avenue (State Site #92-00567, Map #112) (Figures 40-41). While this building would prove to be the only two-story building constructed or remodeled with this material, it would prove popular for one-story buildings for automotive related buildings over the next two decades, generally located a block off of the square. The earliest building in this set is the one-story rusticated concrete building constructed by Winfield Smouse for B.F. Dixon Auto Sales around 1910 at 210 N. Marion, though later concrete block was applied to the façade in the 1950s (State Site #92-00554, Map #52). The automobile would have increasing impact on the appearance and buildings in the Washington Downtown Historic District over the next few decades. The first automobile in Washington was owned by Dave Donovan, who appears to have been a house painter who lived and worked out of a gable-front two-story frame building at 206-208 N. Marion that he had built around 1895 (State Site #92-00553, Map #51, 1950s remodel). Howard A. Burrell reported that the number of automobiles locally grew to around 25 by 1905 and then to 146 in fall 1908 and to 175 by June 1909 (Burrell 1909, Vol. 1: 364). The needs for both automotive sales and service increased through the 1910s. In fall 1911, the Washington County Good Roads Club was organized with William M. Keeley as president, partly as

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a result of the route of the Great White Way that extended across Iowa being designated through Washington ("The Good Roads Movement in Washington County," *Evening Journal*, April 26, 1913, 15). Sidney S. Smith built a large two-story brick garage at 222 S. Marion, with a capacity for 50 cars as well as shop and office space (State Site #92-00574, Map #110). By 1916, Smith closed his garage, and Keifer's Garage operated here, remaining here through 1922. The second story also served as the armory for Company D of Iowa National Guard from 1912 to 1928 (Figures 42-43).

While typical retail businesses continued to operate in older and updated brick buildings around the square, a number of specialized buildings were constructed in the 1910s prior to World War I. Wilbur Miller built a building specifically designed for use as a funeral home in 1911 at 116-118 E. Main Street, reportedly the first of its kind in the state (Figure 44) (State Site #92-00536, Map #25, 1990s façade) ("The Wilbur Miller Undertaking Building," *Evening Journal*, February 17, 1912). Next door, George Pratt with his sons Ralph and Clyde from Winfield built the Fox Theatre in 1913 at 114 E. Main Street on the lot owned by Ed Fox (State Site #92-00535, Map #24, 1990s façade). It was one of the first theaters in the state built specifically for motion pictures, incorporating a high ceiling and sloping floor (Fisher 1978: 426). In the northwest corner of the Downtown Washington Historic District, the Methodist Episcopal Church began construction on a new site at 206 W. 2nd Street on a high-style Classical Revival church designed by Henry Eckland of Eckland and Dearmont architects of Chicago and Moline, Illinois (Figure 45). Construction on the \$85,000 church started in 1912, with the contract let on July 12. Washington Brick and Tile Company supplied the brick for the building. The church raised \$75,000 for the construction and paid off the remaining debt over the next few years. Seating capacity was around 1,200, with a large dome crowning the auditorium space and building exterior. The new church was dedicated on April 26, 1914 ("Building in 1912," *Evening Journal*, April 26, 1913, 1; "Washington M.E. Church," *Evening Journal*, April 3, 1926, 3; Fisher 1978: 152; "Methodists Make Plans for Church," *Evening Journal*, April 27, 1912, 1). An article from 1934 notes: "The church is complete in every respect, it being one of the most attractive auditoriums in the state. The choir loft is a significant feature of the building as it will seat seventy people and is unusually well furnished with a \$4,000 pipe organ ("Early Places of Worship for Washington Methodists," *Evening Journal*, December 12, 1934, 24). The Baptist Church, two blocks to the east at 122 E. 2nd Street, also expanded their building by demolishing their original building serving as the rear Sunday School rooms in 1912 and replacing it with a larger modern rear addition with a basement.

The economic health of Washington is perhaps most directly demonstrated by the bank activity in this period. The 1857 brick building at the northeast corner of Iowa and Main at 100-102 N. Iowa Avenue occupied by the Farmers and Merchants Bank was demolished in May 1912 for a new five story bank building designed by architect Robert R. Mayberry of Cedar Rapids (102-104 E. Main, State Site #92-00548, Map #21). The \$65,000 building included a double-height first story with mezzanine for the bank operations, with three stories of offices above the bank (Figure 46). The interior was reportedly patterned after the People's Savings Bank building in Cedar Rapids, which the directors had toured. At this time, S.A. White was president; Samuel Thompson, vice president; and R.L. Coulter, cashier. It was also the first building in Washington to use steel frame construction. At the time of its construction, it was the tallest building in downtown Washington, and it remains so today ("Bank Building to Be Fine Building," *Evening Journal*, March 27, 1912, 3; "Contract is Signed for Bank Building," *Evening Journal*, May 23, 1912, 3; "Building in 1912," *Evening Journal*, April 26, 1913, 1). The Washington National Bank (A.H. Wallace, president), on the southeast corner of Iowa and Main at 100 S. Iowa, then rebuilt their two-story building with a glazed white terra cotta Classical Revival exterior in 1912-13 at a cost of \$18,000 (Figure 47) (State Site #92-00508, Map #71). In 1908, the Citizens National Bank had merged into the Citizens Savings Bank, with Charles H. Keck remaining as president. Citizens Savings Bank then merged with Washington County Savings Bank in 1912 to form Commercial Savings Bank, moving operated to the latter's building at 121-123 S. Marion (fire in 1951). In 1912, Charles H. Keck also formed the Washington Loan and Trust Company, filling a need for local long-term investment company offering real estate mortgages for farm and residence properties (*Evening Journal*, April 26, 1913, 1, 4; *Evening Journal*,

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April 3, 1926, 40). They then operated in the former space of the Citizens Savings Bank at 101 N. Marion (State Site #92-00575, Map #6, c.1937 façade).

On April 26, 1913, the *Evening Journal* published a special 20th anniversary edition, including highlights of Washington as well as business histories in articles and advertisements. Washington was described as an "ideal residence" town, with the best homes, schools, churches, societies, people, parks, stores, banks, streets, lights, county hospital, court house, jail, railroad connections, and a free library. The library had been remodeled in 1911 to better convert the Chilcote home for use as a library. The railroad did a large amount of business in town, including both freight and passenger lines (Figure 48). The banking interests in town were also noted as particularly strong. Construction numbers were very high in 1912, and the summer of 1913 was anticipated to be largest in construction in history of Washington with projects already underway and new ones started. There was also discussion on an interurban line to Iowa City and/or Mount Pleasant ("Washington, An Ideal Home City," *Evening Journal*, April 26, 1913, 1; "Building for 1913," *Evening Journal*, April 26, 1913, 3). In addition to the banks, a number of downtown businesses were highlighted in articles and advertisements, including Fox & Dewey shoe store (110 W. Main), Nicola & Harmon (112 W. Main, Washington's big book store for 16 years), G.W. Hobson's jewelry and music store (116 W. Main), McElhinney Furniture (120 W. Main, demo), McElhinney Drug Company (122 W. Main, demo), O.K. Mauck hardware and implements (112 N. Iowa, demo), jeweler H.F. Steck (104 S. Iowa), Snouffer, Ward, & Co dry goods store (H.I. Ward, 106 S. Iowa), Frank L. Wilson & Co boot and shoe store (9 years, started by Williams in 1864, 108 S. Iowa), jeweler C.S. Lemmon (14 years, bought from Robinson, 116 S. Iowa), Wilson Heating Company (27 years, 118 S. Iowa), Blair & Son Dry Goods (49 years, 122 S. Iowa), Lemmon's Pharmacy (200 S. Iowa), Royal Meat Market (208 S. Iowa), Washington Plumbing and Heating Co (Fred L. Stewart, 214 S. Iowa, demo), Windsor Grocery (Harry McCall, S. Iowa), Klein Clothing Kompany (101-103 W. Washington), George W. Stewart hardware and implements (107 W. Washington), Rothschild's ready-to-wear clothing and furnishings (109 W. Washington, demo), Klein & Warren Department Store (113-115 W. Washington), Caner Music Co (123 W. Washington), Wilber Miller Undertaking (109 E. Washington), Means Laundry (112 E. Washington), The Vienna Bakery (E. Dean, 116 E. Washington), Mason Transfer & Storage (112 N. Marion), Hawkeye Welding Company (H.D. Smith, 210 N. Marion), Lemley Co Grocery (201 S. Marion), J.F. McNamara & Son undertaking (212 S. Marion Ave), garage and repair shop of Sidney S. Smith (222 S. Marion), The Leader (department store - 22nd Iowa store for Graham, Latimer, & Bowie – later Graham's at 112 W. Main), and C.M. & F. Clothing Company. This is far from a comprehensive list of businesses in downtown in this period, as the 1910 city directory lists over 160 businesses operating in Washington.

Construction of specialized buildings in the Washington Downtown Historic District continued in the middle of the 1910s. The desire and need for federal post office building was finally fulfilled, with the heavy volume of mail from the Mills Seed Company cited as the triggering factor for the development of the post office ("Growth of Big Seed Industry is a Boost for Washington, Iowa," *Muscatine Journal*, December 9, 1911, 8). The site was purchased in 1911, with funds not yet appropriated for construction. The post office moved to a larger building awaiting construction of the new federal building, a building already inadequate by 1913. In April 1913, \$80,000 was approved for the construction of the federal building on the previously purchased site, something still anticipated to be years from completion ("New Post Office Building," *Evening Journal*, April 26, 1913, 26). The new Classical Revival federal post office was completed and opened in 1916 (Figure 49) (State Site #92-00165, Map #11). By 1913, the Washington Telephone Company had grown to 1,800 telephones in town and 4,500 subscribers in county, soon necessitating the construction of a larger building for their exchange operations (*Evening Journal*, April 26, 1913, 34). In 1916, they bought a lot to the northeast of the square at 112 N. 2nd Avenue and built a two-story brick building with Craftsman influence in the wide eaves and tile roof (Figure 50) (State Site #92-00661, Map #28). The tile block garage with brick veneer with built behind the building a few years later. The marble/monument business at 215 S. Iowa of Fred Neiswanger also grew in this period, with a new \$7,000 two-story brick building constructed with the business on the first story and apartments on the second story in 1915 ("Building News of the Week," *Construction News*, Chicago, March 6, 1915, 23). This building incorporated two oriel windows on the second story for the apartments as seen on

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similar buildings of this type over the last two decades, and the dark red brick was accented by glazed white brick (State Site #92-00523, Map #99).

The development of the Downtown Washington Historic District through the end of the 1910s is depicted on the 1917 Sanborn map and various images from this period. The 1917 Sanborn map shows the new construction over the last decade, particularly the specialized buildings built (Figure 51). The new Methodist Episcopal Church and federal post office are located in the northwest quadrant of the district, along with the early courthouse and county jail. Seven churches are located on the fringes of the downtown commercial center on this map. The Washington Telephone Company is across 2nd Avenue from the east edge of downtown proper, with the new Miller Funeral Home and Fox Theater on this block with the remodeled and improved Jane A. Chilcote Free City Library. The expanded operations of the Iowa Gas and Electric Company are located slightly to the northeast of this area. All the lots around the square are fully developed, with the new five-story Farmers' and Merchants' Bank standing as the tallest building at the northeast corner. Images from around this time also show the density and volume of the buildings around the square (Figures 52-57). The west side of the square on the 100 block of S. Marion, as well as the blocks to the north and south along Marion, are dominated by two-story brick buildings. The 100 block of W. Main on the north side of the square has the largest three-story buildings, related to nine of the 13 storefront spaces on this block. The 100 block of E. Main continues the trend of tall buildings with the five-story bank building at the corner and then two-story brick building and the library on the remainder of the block. The east side of the square along the 100 block of S. Iowa Avenue is also predominately two-story brick block forms, with the early three-story buildings at the south end reaching only slightly higher than the two-story buildings on the block. The 100 block of W. Washington on the south side of the square is similarly dominated by two-story brick buildings, with one early three-story building only slightly taller than its two-story neighbors.

Automotive age and commercial strength, 1920-1944

While a handful of automotive-related buildings were constructed in Washington in the 1910s, the designation of the east-west Highway 2 (currently 92) across Iowa and through Washington on July 1, 1920 appears to have spurred additional development. Buildings related to automobile sales, services, and repair dominated the buildings constructed in the Washington Downtown Historic District through the 1920s and again in the late 1930s and early 1940s. Of the 21 buildings dating to this period, 13 were built for automotive-related businesses. The functional needs of these businesses, generally only requiring one-story buildings with few architectural details, then defined the additional development in the district through this period. While the 19th century two-story brick commercial buildings around the square continued to serve the need of retail businesses in this period, these new buildings were built a block north, east, and west from the core of the downtown. Other buildings dating to this period were also specialized, following the trend of the first two decades of the century, including an extensive church remodel, remodel of old City Hall for a financial institution, construction of a newspaper office, and construction of a new Y.M.C.A. Fire resulted in the construction of two separate two-story buildings in this period, the Masonic Temple and the Congress Hotel. Population initially grew slowly in this period to 4,814 in 1930, only 559 above the 1900 population. However, the business strength of Washington through the 1930s apparently resulted in population growth through this period to 5,227 residents in 1940.

With the end of World War I, the residents of Washington returned focus to their businesses and community improvements. The Washington Academy building at the southwest corner of Main Street and 2nd Avenue was converted for use by the public schools and then closed prior to the war with the construction of a new high school at S. 4th Avenue and Jefferson in 1918-1919, and the building was torn down in 1919. The clock was removed from the tower, and an effort was led by the Washington Improvement League to install it in the space reserved in the courthouse tower for a clock (State Site #92-00150, Map #1). In April 1920, the clock was installed in the courthouse tower (Foster 1978: 34). With the new high school immediately east of the small

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Christian Church on the block of Jefferson, the church bought the old Methodist Episcopal Church built in 1891-92 at 301 W. 2nd Street in June 1921 (State Site #92-00346, Map #14). They remodeled the interior of the church and removed the spire on the corner tower (Figure 58). The First United Presbyterian Church at 215 S. Marion also underwent a significant remodel in 1919-1920, including additions to the north and south, as well as east entry tower, to create current church building (Figure 59) (State Site #92-00572, Map #114). The site of the old Academy building was then sold by a potential hotel development group to Dr. and Mrs. E.R. Jenkins, who donated it to the Y.M.C.A. The Y.M.C.A. had received a bequest from James H. Young for a new building in 1921. They began construction in April 1924 on this building designed by architects Temple & Burrows of Davenport, and it was dedicated on February 1, 1925 (Figure 60) (121 E. Main Street, State Site #92-00537, Map #27, later 1966 front addition). The building was noted in 1926 as particularly outstanding for a town the size of Washington, and it included a tile lined swimming pool, gymnasium, gallery over gymnasium and stage at one end, beautiful lobby and reading room, men's lobby, community room large enough for several hundred people, kitchen, women's club room, comfort rooms for women and girls, ladies shower bathroom, men's and boys' shower bathrooms, lockers, closets, and store rooms ("Our Young Men's Christian Association," *Evening Journal*, April 3, 1926, 4). Across the street, the old Chilcote home was again remodeled to improve the library's function, opening up the first story into one room by removing brick walls and inserting steel beams in 1924 (new library here in 1952) ("Washington Free Public Library," *Evening Journal*, April 3, 1926, 41).

The growing popularity of the automobile brought new businesses to downtowns in the form of dealerships, garages, and gas stations in the early 20th century (Nash 2002: E10). While a handful of automotive-related buildings were constructed in the 1910s, the designation of the east-west Highway 2 (currently 92) across Iowa and through Washington on July 1, 1920 appears to have spurred additional development. While three garages appear on the 1917 Sanborn map of Washington, the 1931 Sanborn map shows three new gas stations and a garage east of downtown along the 100 and 200 blocks of E. Washington, three gas stations and four automotive repair/sales buildings north in the 100 to 300 blocks of N. Iowa, and additional automotive businesses west of the two gas stations at Iowa and 2nd Street in the 100 block of W. 2nd Street. The development along N. Iowa and W. 2nd Street occurred in proximity to the downtown on lots developed or redeveloped for these purposes while permitting traditional retail stores to remain on the square. In 1926, the Cox Motor Company at 112 W. 2nd Street was noted in advertisements as located on "gasoline alley," along with other businesses (*Evening Journal*, April 3, 1926, 27). In 1928, the 29 miles of Iowa Highway 2 from Washington west to Sigourney in Keokuk County was paved, followed in 1929 by the paving of the 12 miles from Washington east to Cotter in Louisa County, crossing the north-south Highway 218.

A number of these buildings are extant, though some have been significantly remodeled. Just to the north of E. Washington, Winfield Smouse built a two-story brick garage around 1922 (Figure 61) (115 S. 2nd Avenue, State Site #92-00494, Map #84), with W.J. Keifer moving his garage into this building from Smith's earlier building at 222 S. Marion. Ralph Dougherty (Winfield Smouse's son-in-law) built the one-story brick building first occupied by the Cox Motor Company at 112 W. 2nd Street (State Site #92-00582, Map #48) and the two-story brick building for an auto garage at 114-116 W. 2nd Street (State Site #92-00583, Map #49) around 1920. However, construction quickly shifted from a mix of one and two story buildings constructed in the 1910s to primarily one-story buildings for the automotive businesses by the early 1920s. On the south side of the street, the one-story brick building at 107-109 W. 2nd Street was built by R.L. Lytle and C.C. Wilson for a garage as well, with the Studebaker Garage operating here by 1926 (Figure 62, State Site #92-00581). A similar one-story brick building with simple brick detail was built at 102-104 E. 3rd Street around 1925, with Piper Garage here in 1926 (Figure 63) (State Site #92-00587, Map #38). By 1924, Bud's Garage (J.W. "Bud" Fields, later Fields Motor Company) opened their one-story rusticated concrete block building at 123 E. 2nd Street (Figure 64) (State Site #92-00578, Map #30, clad in metal siding). Rusticated concrete blocks were also utilized for the new one-story building for Sitler Auto Parts Service around 1926 at 213-215 N. Iowa (State Site #92-00506, Map #39). Of the small gas stations built in this period, the Washington Oil Company at the east end of this block at 125 N. Iowa Avenue remains fairly intact (Figure 65) (State Site #92-00504, Map #45). This gas

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station exhibits Craftsman details and the classic form from this period with a gable-roof canopy stretching from the office over the pumps. Other gas stations such as the Hawkeye Oil Company at 220 N. Iowa Avenue (Map #36) and Brown's Super Service Station at 120 E. Washington (Figure 66) (Map #83) remain standing but later façade remodeling and additions have impacted the integrity of these buildings. However, the original core buildings retain their characteristic angled façade diagonal to the corner that defined the physical orientation of these early gas stations.

With the exception of these automotive-related businesses, limited other new commercial construction is noted in the Washington Downtown Historic District through the 1920s. With the town and surrounding agricultural region strongly linked, the agricultural depression that extended throughout the country in the early 1920s likely impeded any significant economic growth and resulting traditional commercial construction. Photographs from the period from around the square show the same two-story brick buildings mixed with some three-story brick building that dominated the appearance of the downtown in the previous decades (Figure 67). With City Hall relocated to the Commercial Club building and the fire station moved into an addition here by 1924, the former City Hall / fire department to the east of the courthouse at 210 W. Main Street was sold to the Washington Loan & Trust Company in January 1925. They hired contractors Harry Schrader and Jake Minick to remodel the exterior to the current Classical Revival façade and remodel the interior for use by the financial institution, and they moved into their modernized building in fall 1926. The company had grown with the Home Builders Loan Department organized in 1914 that took over the last loans from the Washington Building and Loan Association, and a bond department organized in 1919 ("About Our Beautiful Town," *Evening Journal*, April 3, 1926, 19; "New Banking House to Be Built Soon," *Evening Journal*, July 14, 1926, 1). Other banks in town also grew in this period, while one bank closed. The Farmers and Merchants State Bank did not prove successful, with their five-story building sold by receiver to attorney Marsh Bailey on December 11, 1924. The building became known as the Bailey Building. The 1926 city directory lists the Farmers and Merchants State Bank operating at 112 1/2 E. Main Street before closing completely. However, the building continued to be used as a bank, with Washington National Bank moving from their quarters at 100 S. Iowa into the Bailey Building at 102 N. Iowa by 1926. Officers at this time were C.C. Cunningham, president; M.W. Bailey, vice president; W.A. Anderson, vice president; and H.B. Knight, cashier. The upper stories of the Bailey Building continued to be used for offices in this period.

The *Evening Journal* published an extensive anniversary celebration edition on April 3, 1926, highlighting the progress of Washington and businesses development throughout the community. The editor, Orville Elder, noted that one of the objects of the publication was to show the beauty of Washington, as this was the automotive age. Not only was the town attractive for visitors passing through town, it was also desirable to select as a commuter town, in proximity to Iowa City and other cities: "The elimination of distance has made such towns as Washington all the more desirable as home towns" ("About Our Beautiful Town," *Evening Journal*, April 3, 1926, 1). The number of community improvements over the last decade were cited, including the high school, post office, county hospital, Y.M.C.A., and country club. The commercial district had kept pace with the times or was even a step ahead, with beautiful stores and up to date business houses in the downtown. The surrounding farm country continued to form the backbone of support for commerce in the community. Overall, it was a good middle class town with good churches, good schools, good homes, and good trading facilities, not subject to economic highs and lows found in other communities ("About Our Beautiful Town," *Evening Journal*, April 3, 1926, 1). Streets were paved throughout town, with double and triple globe lights installed in the last few years providing excellent lights for the streets. Central Park – the public square – was noted for its beauty and benefit to the residents as well (State Site #92-00493, Map #100). The park commissioners and Washington Improvement League jointly maintained the space, which included a fountain in the center, flowers around the basin, and flower boxes on lamp posts. Band concerts were held here in the summer months. For the last decade, the town slogan had been the "Cleanest City in Iowa," which was noted on signs leading into town and on city letterhead ("Cleanest City in Iowa," *Evening Journal*, April 3, 1926, 8, 37, 57). Services for residents continued to be supplied by the local Washington Telephone Company and the regional Iowa Southern Utilities Company, which had bought Iowa Gas and Electric Company in 1924.

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Similar to the 1913 newspaper edition, the 1926 newspaper highlighted businesses and industries through articles and advertisements. A new brick factory had been built at 632 E. 3rd Street in 1924 for the McCleery Calendar Company, which employed around 75 persons. The American Pearl Button Company remained a strong industry in this period employing around 140 men and women. Similar to button operations in Muscatine, the company also sold crushed shells for poultry feed in local grocery and feed stores (*Evening Journal*, April 3, 1926, 49, 58). The Washington Manufacturing Company was closely allied with the button company, manufacturing machines for cutting button blanks. Likewise, the Carris Manufacturing Company also built button machines in this period. A.E. Putnam & Sons manufactured the Putnam Cloth Chart for measuring fabric in stores, selling and shipping it around the world. In addition to the number of local businesses, a few statewide and national companies had begun to open branch stores in Washington by this period. J.C. Penney Company operated at 105 S. Marion (demolished after fire in 1990), noted for its national presence and buying power. Their success led them to move the next year into the larger space at 101-103 S. Marion, State Site #92-00558, Map #56). Interesting, J.C. Penney is noted as one of the clients of Putnam, buying 200 machines for use in their stores ("The Putnam Cloth Chart," *Evening Journal*, April 3, 1926, 29). Local stores were also consolidating and evolving in this period. For example, the long-time dry goods stores of William Blair & Son (122 S. Iowa Ave) and J.B. Crail (Horse Shoe Store) (101-103 S. Marion) were closed and bought by H.I. Ward in 1925, who unexpectedly died in February 1926. H.I. Ward and Company continued to operate under new management at 106 S. Iowa Avenue (State Site #92-00511, Map #74). With Crail closed, J.C. Penney took the opportunity to expand, moving into the 101-103 S. Marion space. The storefront and interior were remodeled, with black and yellow tile reflecting the store's columns added to the remodeled storefront reflecting a "standard" company design ("New Penney Store is Ready to Open," *Evening Journal*, March 29, 1927, 2).

The themes in the Washington Downtown Historic District at the end of the 1920s and into the 1930s reflect continuing trends from the early years of the decade. With the population of Washington growing from 4,255 in 1900 to only 4,814 in 1930, the numerous local churches began to feel the impact of slow growth and shrinking congregation. The Second United Presbyterian Church united with the First United Presbyterian Church in 1927, and the joint congregation worshipped in the latter's building at 215 S. Marion (State Site #92-00572, Map #114). The former's building was then torn down, and Clarence Jacobs acquired the property. He built a one-story tile block building at 218 W. Washington, moving J. & M. Tire Service here in spring 1929 (State Site #92-00613, Map #65). The business evolved to Jacob's Tire & Radio Service by 1935. Services in the community evolved with the local Washington Telephone Company sold to the Iowa Continental Telephone Company in November 1929. Iowa Southern Utilities made improvements in town, with wiring for street lights downtown moving underground, and the three globe lights on poles replaced by one large globe in 1929 (Fisher 1978: 129). Improvements in Central Park also continued. An elm tree was planted at the southeast corner in 1924, dedicated to Civil War veterans by Women's Relief Corps. They followed this effort with a stone monument with bronze plate for Civil War soldiers in 1931. The iron railing around park installed in 1881 and used as a hitching post was taken down in 1934 ("Washington's Central Park First Called 'Commons,'" Centennial Edition, *Evening Journal*, 86).

Evolution of business practices and necessity caused by fire spurred new construction around 1930. The *Washington Evening Journal* outgrew its space and looked for a new building with modern equipment, and Orville Elder and R.E. Shannon bought the lot at 111 N. Marion Avenue in April 1930 (Figure 68). They built a new two-story brick building with Art Deco influence in 1930, moving the newspaper to this new location immediately south of the 1916 federal post office (State Site #92-00551, Map #9). Fire struck the three-story, three-storefront Everson Block owned by the Masonic Temple on the north side of the square on January 19, 1930, destroying this 1869 building (*Evening Journal*, July 1936, 18). The Masons immediately made plans to rebuild, and the two-story, three-storefront Classical Revival building was complete in 1931 (Figure 69) (120-124 W. Main Street, State Site #92-00543, Map #15). The Masonic Hall occupied the second story, with Scott Furniture Company (120), Coast to Coast Store (122), and McDaniel Drug Store (124) in the storefront spaces

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(Figure 69). The combined costs of \$100,000 of these two buildings contributed to one of the largest construction totals in Washington ("Spend Nearly \$500,000 for Public Works," Centennial Edition, *Evening Journal*, August 1939, 74). In 1930, the Graham Theater was also leased by the Pratts (Ralph Pratt, G.E. Pratt, Clyde Pratt), who closed it and completely remodeled the theater including the façade (State Site #92-00167). It was reopened in 1931 as the State Theater, showing motion pictures (Figure 70). Ralph Pratt operated both the Fox Theater on E. Main and State Theater on E. Washington until he retired in 1951 (Fisher 1978: 426). A fire at the Congress Hotel at 108-110 E. Main on March 11, 1932 also damaged the adjacent Fox Theater (Fisher 1978: 118). The owners of the hotel bought the property and built the new two-story brick Congress Hotel & Café on this site (Figure 71) (State Site #92-00533, Map #23). This spurt of construction activities would be the last new construction noted in the district until 1939-1940.

The 1931 Sanborn map shows the development of the Washington Downtown Historic District over the last decade (Figure 72). The four sides of the square, as well as the diagonal corners, continue to be occupied and dominated by two-story brick commercial buildings, with a handful of taller buildings mixed in. The uses continue to reflect traditional retail businesses, such as grocery stores, clothing stores, shoe stores, drug stores, jewelry stores, and furniture stores. The 1932 telephone directory listed around 180 retail business and professional offices in downtown Washington. With this type of buildings predominately around the square, other types of specialized buildings and newer types of buildings are found on the blocks immediately adjacent to the square. Six churches are found on the periphery of the commercial buildings, including four extant ones. The courthouse and county jail are located to the northwest of the square along Main Street, while the library and Y.M.C.A. are located to the northeast along Main Street. With the exception of Smith's 1912 garage on S. Marion, automotive-related business are found in 1920s buildings to the east at E. Washington and 2nd Avenue, to the northeast at Iowa Avenue and 2nd Street, and from this point both north to 3rd Street and west to Marion Avenue. Buildings replaced earlier commercial buildings (liveries, blacksmiths, etc.) as well as some houses on these lots. The buildings for these uses were typically one story in height, built of brick, concrete block, and tile block.

While the economic issues that began to significantly affect the country after the stock market crash of 1929 appears to have taken a few years to reach Washington, by the 1930s the onset of the Great Depression impacted this community as well. The Commercial Savings Bank operated here on the south corner of the west side of the square at 121 S. Marion Avenue until 1931. Through receivership, the building of the closed bank was transferred to the new Washington State Bank in March 1932. Washington State Bank was organized in 1932 by prominent business leaders, and it was a member of the new F.D.I.C. Officers in 1939 were Glen N. Barclay, president; John F. Foster, chairman of board; Lee A. Holland, vice president; Frank L. Kos, cashier; and Charles M. Barclay, assistant cashier ("Washington State Bank," Centennial Edition, *Evening Journal*, August 1939, 81). The Washington National Bank at 102 N. Iowa Avenue apparently went through reorganization as well, known then as the National Bank of Washington by 1936. Interesting, Harry Simpson started the Simpson Finance Company in 1931 in the Temple Building, later moving to an office on the second story of the Journal Building. The company provided loans around \$50 to \$300 for furniture, automobiles, and livestock, and it was noted in 1936 as the only local small loan business (*Evening Journal*, July 1936, 11, 15).

Several businesses closed in Washington in the early 1930s, with business uses evolving in these spaces. The automotive industry, particularly garages, appears to have suffered with many businesses of this type in town. Garages closed, with buildings remodeled for new uses. For example, the one-story brick garage at 102-104 E. 3rd Street became the Washington International Company in 1929, which was known as the McCormick-Deering Store by 1935 (State Site #92-00587, Map #38). In July 1936, the store was noted as one of the most active affiliates in the state, highlighting the continued role of Washington in support of and support by the surrounding agricultural area. International Harvester tractors and farm equipment would continue to be sold from this location by the Smart Implement Company from the 1940s to 1960s. The former Studebaker Garage at 107-109 W. 2nd Street was remodeled for the H & A Baking Company in the early 1930s, and then remodeled again for the Big Giant Super Market in 1936.

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At the same time, several retail businesses around the square were highlighted in the Progress Edition of the *Evening Journal* in October 1933 for their long-term operations in town. J.A. Harwood & Son started as the shoe store of J.A. Harwood at 119 W. Washington in 1879 (State Site #92-00605, Map #105). Klein Klotting Kompany was started 47 years ago by Isaac Klein, moving to 101 W. Washington in 1891 and incorporating in 1901 (State Site #92-00601, Map #101). Ralph E. and Cloyce B. Dougherty had operated the Dougherty Brothers men's clothing at 117 S. Marion since May 1889 (State Site #92-00564, Map #62). The Lytle Grocery traced the evolution of its business back to 1857 at 118 S. Iowa Avenue, with Lloyd Lytle with the business for 33 years (State Site #92-00516, Map #79). The bookstore of Nicola & Harmon had operated for 37 years in Washington, continued under the same name with new management at 108 W. Main (State Site #92-00540, Map #18). Likewise, the George W. Stewart hardware store, established in 1883, continued at 107 W. Washington under new management (State Site #92-00603, Map #103). J.E. Lemmon entered the drug store business in 1899, buying the store and changing the name in June 1902 (100 S. Iowa, State Site #92-00518, Map #90). Likewise, C.S. Lemmon started working in 1899 for Robinson's jewelry store, buying the business in 1904 (116 S. Iowa, State Site #92-00515, Map #78). While a restaurant had operated since the late 1890s at 106 W. Main, John Winga had only had the North Side Café under his management since 1928 ("Still in Business," *Evening Journal*, Progress Edition, October 1933). Several other businesses not highlighted in the newspaper continued to operate in the same building in this period under new management, such as the Pioneer Drug Store run by the Sherman brothers at 125 W. Washington (started by Dr. A.W. Chilcote in 1857) and Moore's Bootery at 108 S. Iowa (started here by J. Albert Williams in 1866).

The county centennial spurred the issuance of a special edition of the *Evening Journal* in July 1936, highlighting Washington and its businesses. The Washington Chamber of Commerce had been recently organized in May 1935, continuing the purpose of the earlier Commercial Club. Three factories in town received special attention, noted as relatively recent businesses in the history of the community: the McCleery calendar factory (dating to 1905), American Pearl Button Company (1908), and the Curran Company (1929). The American Pearl Button Company was the largest employer, with 230 men and women on the payroll. The H. & A. Baking Company was also noted as successful in Washington for 11 years, moving several years ago to a larger plant ("Washington's Manufacturing Plants Today Would Surprise Pioneers," *Evening Journal*, County centennial edition, July 1936, 58). These industries were located near the railroad tracks, while the downtown remained the heart of the retail, governmental, and public/community functions. Over 160 businesses were highlighted in the newspaper edition through articles and advertisements, offering every type of goods and service expected in a community and county seat. The majority of the stores remained local businesses, but branches of J.C. Penney Company (1924), Montgomery Ward (1929), Gamble Store (1933) Coast to Coast hardware store, Thomassen's IGA Food Market, Benteco Food Store, and A&P Food Stores operated in town. The drug store of Phillips and Hebner was a Walgreens store that also offered Kodaks. Additionally, the McCormick-Deering Store (International), the Farmers Implement Store (John Deere), automobile dealerships selling Hudson-Essex, Studebakers, Chevrolet, Oldsmobile, General Motors, Chrysler, and Plymouth vehicles, and gas station stations associated with Phillips, Standard, Shell, Diamond, and Sinclair were also found in town. A number of businesses relating to the surrounding farm country were also noted downtown, including the Reister Creamery at 112 E. Washington and the Oetjen Seed Store at 109 S. Marion. Farmer's Mutual Insurance Association of Washington County in the former bank at 100 S. Iowa had around 3,400 policy holders in this period, including more than 95% of the farmers in the county. Other businesses related to agriculture operated in other areas of town, including W.S. Reister & Sons' hatchery, poultry, and egg business, Wolfe Hatchery, Ramseyer's Hatchery, Morrison Ice Cream Company, and Farmers' Co-operative Exchange (coal, grain, and groceries).

The local hotel business underwent some significant changes in the late 1930s. The offices on the four upper stories of the Bailey Building were remodeled and replaced in 1937 by the Hotel Washington run by Mr. and Mrs. Harry Sowden (State Site # 92-00548, Map #21). The hotel was accessed by the east entrance (104) on E. Main Street, with the National Bank of Washington continuing to operate on the first story with the 102 N.

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Iowa Ave address. The competition from this new hotel likely impacted the historic hotel immediately to the west. The Coleso Hotel, in the 1867 hotel building at 102 W. Main Street, was closed by proprietors Mr. and Mrs. Ray Tracy in 1938 (Map #20), and a hotel would not operate here again. They had also run a second location - the Colenso Hotel Annex - in the old 1876 Pennsylvania Hotel building at 306 N. Marion (State Site #92-00664, Map #55). The old annex was sold to Ezra Nelson in July 1938, and he briefly operated the Nelson Hotel here. It was then sold to Ray Box, who opened the Hotel Grand by 1939 ("Washington had a Tavern near Outset of its Career; Many Hotels Since Then," *Evening Journal* - Centennial Celebration, August 1939, page 28; "Local Hotels are Asset to City," *Washington Evening Journal*, 60th Anniversary Edition, February 27, 1953, page 13). Additionally, Charles Denison and Dale Denison opened the Diamond Inn on the west side of town in 1931, offering a trailer camp, modern cottages, gas and oil, and restaurant with steak dinners (*Evening Journal*, July 1936, 61; *Evening Journal*, August 1939, 89).

The appearance of the Washington Downtown Historic District and the businesses around the square are documented in a series of photographs from this period. Two story brick Italianate buildings continued to dominate the west side of the square on S. Marion, with the series of three façade with bay windows from 1908 also visible (Figure 73). The north side of the square retains the largest buildings, including two three-story, three-storefront 19th century buildings in the east half flanking the 1872 two-story Italianate building of Winga's Café. Two additional Italianate building are found on the west half, with the two-story, three-storefront Classical Revival brick Masonic Temple building at the west end (Figure 74). The east side reflects more of an early 20th century appearance, with two-story brick buildings along nearly the length of the block and mid-19th century shorter three-story brick buildings at the south end (Figure 75). The south side of the square is likewise dominated by two-story brick building with Queen Anne buildings at either end flanked by Italianate and simple early 20th century facades in the middle (Figure 76). A view from the early 1940s of the 100 block of E. Main to the northeast of the square shows the five-story 1912 brick bank building on the corner with two-story brick buildings from the early 20th century to the east (Figure 77). Likewise, the 100 block of E. Washington to the southeast of the square shows early 20th century two-story brick buildings and the State Theater in this block (Figure 78).

Though the county centennial was a relatively distant memory, Washington geared up for its town centennial in 1939. In 1938, the chairman of park board, J.E. Lemmon, saw a fountain with colored lights in Missouri and thought to install a similar one in Washington as part of the centennial celebration in 1939. They announced plans in January and researched many other fountains in other cities before settling on one identical to one in University City in St. Louis, MO. It was bought from the Brenner Electric Company of St. Louis with funds from the city, Chamber of Commerce, and donations to meet the \$2,500 cost. The old fountain was then torn out and new fountain installed (State Site #92-00493, Map #100) ("Fountain Idea Conceived Over Year Ago," Centennial Celebration, *Evening Journal*, August 1939, 5). In addition, publicly funded projects reached an all-time high in Washington in 1939, with two elementary schools, an underpass on N. 2nd Avenue, armory for Troop F of the 113th Cavalry, and improvements to cemetery road under construction with local bonds and money from the Works Progress Administration ("Spend Nearly \$500,000 for Public Works," Centennial Edition, *Evening Journal*, August 1939, 74).

The same three primary industries operated in Washington in 1939 as earlier in the decade. The McCleery Calendar Factory and Curran Company (tally cards, bridge score pads, and greeting cards) continued to expand operations. In December 1938, the *Muscatine Journal* reported that the American Pearl Button Company of Washington and seven Muscatine companies formed Pearl Button Industries, Inc. to launch a nationwide marketing campaign on the benefits of pearl buttons with competition rising from plastic buttons ("Manufacturers Join in Promotional Drive," *Muscatine Journal*, December 30, 1938, 2). While the industry was largely replaced by plastic buttons in the late 1940s, the American Pearl Button Company continued to produce pearl buttons into the 1960s. Busby Manufacturing Company also operated in town, making tank heaters and hog watering fountains since 1910 and recently shifted product lines to install manufacture of road signs

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("Products of Washington Factories of Today Used in Many Parts of World," Centennial Celebration, *Evening Journal*, August 1939, 20).

The celebration spurred the release of yet another special centennial edition of the *Evening Journal* in August 1939. Photographs throughout the newspaper show log fronts applied to downtown buildings and business owners sporting long beard in styles of the olden days. Similar to the 1936 edition, over 150 businesses were featured in articles and advertisements in the newspaper. Business names remained similar as three years previous, with little turnover appearing through this period. Traditional businesses such as clothing stores, jewelry stores, shoe stores, hardware stores, tin shops, implement stores, drug stores, and automotive businesses continued to have multiple listings, including businesses dating their history back to the 19th century. The National Bank of Washington (R.E. Dougherty, president) and Washington State Bank (Glen N. Barclay, president) continued to operate in town. More recent business types were also included, such as the Modern Appliance Store (Harold Jarvis) sold new and used appliances as well as bottled gas at 116 E. Washington in this period, later moving to a larger space, and the thrift store Spurgeon's opened in 1938 at 109 S. Marion under the management of Harold Johnson. Dry cleaning service was offered by either Wardrobe Cleaners (since 1921) or Martin's Modern Cleaners (early 1930s). Several lunch rooms, restaurants, and candy / ice cream shops were found in downtown, including the Iowa Lunch Room (H.A. Dougall, 1916), North Side Café (John Winga since 1928), Leffler's Café (1935), Maid-Rite Shop (Ray Box since 1935), The Chocolate Shop (Leo Nardy, 1921), The Candy Kitchen (1923), and Morgan's Café, Washington's newest restaurant opened at 111 E. Washington on July 23, 1939. Additional ice cream was manufactured in town by Sidwell's Ice Cream (in Frostpak cartons) and The Washington Dairy (W.M. Tweeten). Around 1939, Hugh A. Dougall built a new one-story restaurant at 112 N. Iowa Avenue, the first construction project downtown since early in the decade (State Site #92-00500, Map #41, clad in wood panels). He operated the Dougall Bros Café here in the 1940s while maintaining the Iowa Lunch Room across the street at 121 N. Iowa Avenue.

The 1930s ended and 1940s started with similar projects in Washington as two decades earlier at the start of the 1920s. On February 1, 1939, Highway 2 through town became Highway 92 and continued to send travelers across the state through Washington. As a result, the first roads in Washington were blacktopped in 1939, with additional town roads blacktopped in 1940 and 1941. The brick from the early 20th century around the square remained in place ("Street Improvements Show Continuing Progress," *Washington Evening Journal*, 60th Anniversary Edition, February 27, 1953, 22). The 1941 city map shows the route of Highway 92 from the east in on Washington, jogging south two blocks on 2nd Avenue, and continuing west on Madison out of town (Figure 79). Highway 1 entered on the west side of town, joined 92 along Madison, turned along on 2nd Avenue and then continued north on this street past the town limits before angling over to continue north on Marion into the country. The strong local businesses weathering the Depression and Orville Elder's note in April 1926 about the increasingly possible role of Washington as a commuter town likely contributed to the population growth from 4,814 in 1930 to 5,227 in 1940 – three-quarters the growth of the previous three decades combined in one decade.

While the business health of Washington appears good through the 1930s, two gas stations and the Dougall Bros Café represent the only extant construction in the Washington Downtown Historic District after the Congress Hotel in 1932 through the end of World War II in 1945. Two new gas stations replaced earlier gas stations in this period, as the industry evolved to larger buildings. Around 1940, the Garrett's Shell Station was built at the northwest corner of Avenue B and W. Washington (State Site #92-00498, Map #68). The buff brick walls were accented by red brick bands. On the other end of Washington Street in the district, Brindley's Standard Service Station was built in 1940 at 202 E. Washington (State Site #92-00600, Map #85). The design of this station clad in metal panels incorporated a curved corner toward the intersection of Washington and 2nd Avenue, along both Highway 92 and Highway 1. One other building, though demolished, has been identified with its construction and services also tied to the automotive industry. In 1942, Martin's Modern Cleaners moved to a completely modern, drive-in, one-story building at 211 N. Iowa, promoted as the still only

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cleaners with drive-thru service in town in 1953 (*Washington Evening Journal*, 60th Anniversary Edition, February 27, 1953, 71).

The overall size and functions of areas within Washington remained the same into the 1940s. Residential development was concentrated in the previously developed areas, with a handful of new additions/subdivisions visible on the south and southeast portions of Washington on the 1941 city map and 1943 Sanborn map. Churches continued to be strong in Washington, with 13 listed in the 1941 directory including the six on the periphery of the downtown commercial buildings. Commercial development continued to be focused on the area around the square, with industrial development slightly to the north along the railroad tracks. In 1944, Hugh McCleery's business manufacturing calendars bought the calendar division of Newman-Rudolph Lithographing Company of Chicago, bringing Harold Cummings to Washington as the president of the new McCleery-Cumming, Inc (Fisher 1978: 113). This company would remain strong through the end of the century in Washington. The Washington Downtown Historic District appears nearly the same on the 1943 Sanborn map as it did on the 1931 map, with little construction through this period (Figure 80). As noted in the photographs from a few years previous, two-story brick buildings dominated each side of the square as well as the blocks diagonal from the square. One-story 20th century buildings then appear on the adjacent blocks, with many serving the needs of automotive owners in Washington and passing through town.

Commercial Development in the middle of the 20th Century, 1945-1966

While construction was slow in the early 1940s due to World War II, business growth and improvements began to pick up at the end of the war and through the end of the decade. New commercial buildings were constructed, and older buildings received storefront and façade remodels. Population growth continued through this period, growing from 5,227 in 1940 to 5,902 in 1950. It leveled off in the 1950s as the population only reached 5,902 by 1960 and then resumed moderate growth to 6,317 in 1970. New construction was slow following the war, with four extant buildings constructed in the Washington Downtown Historic District from 1945 to 1954. Construction once again picked up in Washington following the improvements and realignments for Highway 92 and Highway 1 in 1956. This period of development was concluded by the comparative burst of construction and remodeling activities with eleven buildings constructed from 1955 to 1966. A number of storefronts were also remodeled through this period. Construction efforts then waned over the next decade, resuming primarily with façade and storefront remodeling by the late 1970s and into the 1980s. Only five buildings date to construction after 1970 within the Washington Downtown Historic District.

Transportation continued to play a vital role in the development of Washington in this period. In August 1947, the Chicago, Rock Island & Pacific Railroad transferred their trains to a new cutoff between Ainsworth and Brighton to the south of Washington. Railroad traffic continued through town on the Milwaukee Road. Increasing commuter traffic after World War II began to develop a greater role for Washington as a residential community within the region. Residential development continued in previously platted subdivisions. The United Presbyterian Home was founded as a retirement home in 1947, including a "cottage" neighborhood development south of the main property started over the next 20 years. The establishment contributed to the growth of Washington as a retirement community. In 1950, sketches of the buildings and businesses around the four sides of the square continue to show the 19th century and early 20th century appearance of the core of downtown (Figure 81). In January 1951, the first mercury vapor (blue light) street lights were installed downtown (Fisher 1978: 129). Improved water quality was offered in Washington in this period, with Culligan Soft Water Service starting in 1946. Streets in Washington underwent a significant improvement in 1952 to 1953. An extensive resurfacing and new paving program improved streets on 86 blocks, and concrete curbing was installed on many blocks. The brick streets around the central square, in use for over 50 years, were paved with asphalt in summer 1953 ("Street Improvements Show Continuing Progress," *Washington Evening Journal*, 60th Anniversary Edition, February 27, 1953, 22). While commercial construction was limited in this

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period, the newspaper reported 171 homes built through 1952 since the end of World War II (*Evening Journal*, February 27, 1953, 22).

The four buildings were constructed in the Washington Downtown Historic District in the decade following World War II included a tile block commercial building, a concrete block warehouse, Washington State Bank, and a new Washington Public Library. The first extant construction after the war is the one-story, tile block building for the Peterson & Flickinger Veterinarian Office built in 1946 at 105 E. 3rd Street on the north edge of the district (State Site #92-00588, Map #37). The concrete block warehouse with arch roof was built around 1949 at 115 N. 2nd Avenue for Fields Motor Company on a separate parcel behind their main buildings at 111-123 E. 2nd Street (State Site #92-00662, Map #29). In 1950, fire struck the two-story Washington State Bank at the south corner of the west side of the square, and a new tall one-story brick building with concrete detail was constructed in 1951 on this site at 121 S. Marion (State Site #92-00565, Map #63, exterior remodeled in 1973 and 2000). While this building has since been remodeled, the simple exterior details impacted other construction over the next decade. With library needs outgrowing the old Chilcote house and the building damaged by termites, the library was demolished in 1952 and a new Washington Public Library built on the site at 120 E. Main Street. The building was a one-story multi-color brick building with Colonial Revival details, with a rear two-story section that included an upstairs meeting room (State Site #92-00161, Map #26). Funds were utilized from the estates of Ralph M. Smith and Fort Sherman (Fisher 1978: 133; *Washington Evening Journal*, 60th Anniversary Edition, February 27, 1953, page 106). This library was used until the new library was completed on the south side of the square in 2009. Funds from the estate of Ralph M. Smith were also used for the construction of a new brick and concrete bandstand in Central Park in 1952, which was nearly completely rebuilt in 2010.

The businesses downtown continued to be strong through the 1950s. The 1952 directory lists over 200 businesses in the Washington Downtown Historic District. Many of these businesses were highlighted with articles and advertisements in the 60th Anniversary Edition of the *Washington Evening Journal* on February 27, 1953. The Washington State Bank (John F. Foster, chairman; George L. McDaniel, president) and National Bank of Washington (Fred L. Stewart, chairman; Frank C. Crone, president) had grown to have combined deposits of \$6.5 million from only \$3 million ten years ago. The Washington Federal Savings and Loan Association was also strong, with over \$1.6 million in assets (*Evening Journal*, February 27, 1953, 12). Two small loan companies also existed, Brown Finance Company and Simpson Finance Company. Specific types of businesses in town were reviewed, including grocery stores, meat markets, restaurants, bakeries, men's clothing stores, ready-to-wear women's clothing stores, department stores, shoe stores, drug stores, jewelry stores, hardware stores, appliances stores, book store, furniture stores, flower shops, funeral homes, barbers and beauty salons, dry cleaners, plumbing and heating companies, tin shops, implement companies, automotive sales and repair businesses, and gas and service stations. Four businesses in downtown were noted as selling color televisions. Professional services in Washington were offered by 11 law firms, ten physicians, six dentists, five optometrists, four veterinarians, and two chiropractors, all in downtown locations. Chain stores in downtown by 1953 included J.C. Penney (1924), Montgomery Ward (1940), Spurgeon's (1938), Coast to Coast (c.1935), Gamble Store (c.1945), Western Auto Associate Store (1943), Benner Food Store, Piggly Wiggly, Thomassen Super Valu Store, and Maid-Rite Sandwich Shop. Three hotels continued to operate in Washington for travelers through town, including the Hotel Washington and Hotel Grand within the downtown historic district.

A number of the businesses had several decades of operation in Washington, and they received special attention. Long running businesses in extant downtown buildings include the Pioneer Drug Store (drug store here since 1852, current since 1937, 125 W. Washington), Brown's Shoe Fit Company (shoe store here since 1866, current since 1945), Fred L. Stewart Hardware (1896, 114-116 N. Iowa), Nicola & Harmon book store (1898, 108 W. Main), Lemmon's Pharmacy (1899, 200 S. Iowa), C.S. Lemmon Jewelry (1899, 116 S. Iowa), R.L. Lytle Grocery (1900, 120 S. Iowa), Klein Clothing Kompany (1901 incorporated, 101 W. Washington), Roe's Tin Shop (1912, 117 N. Iowa Ave), E.M. Bridges & Co (1912, 123 W. Washington), Phillips Drug Store

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(1913, 111 S. Marion), Wolf Flower Shop (1914, 105 W. Washington), Carson's Plumbing and Heating (1916, 112 N. Marion), McDaniel Drug Store (1920, 124 W. Main), Fields Motor Company (1924, 111-123 E. 2nd Street), Dick's Furniture Store (1925, 208 S. Iowa), Jones Funeral Home (1926, 116-118 E. Main), Scott Furniture Company (1926, 120 W. Main), Winga's Café (1928, 106 W. Main), and State Theater (1931, 123 E. Washington).

Other businesses like lumber yards, factories, produce companies, and hatcheries operated in town outside of the core of the Washington Downtown Historic District by 1953. The American Pearl Button Company continued to operate in Washington, with two staple lines offering nearly 50 variations. McCleery-Cumming Calendar Company and Curran Company continued to operate in town. Manufacturing interests also included A.E. Putnam's Wonder Cloth Measure, a business continued by his sons Clyde and Harold Putnam and expanded to also manufacture the Wonder Linoleum and Carpet Measure (*Evening Journal*, February 27, 1953, 11, 68, 101, 121). A number of automotive-related businesses and restaurants had also been developed along Highway 92 to the east along E. Washington and west along W. Madison. Additionally, Melody Lanes bowling alley opened in December 1951 and WACO Drive-In Theater in 1953 on E. Washington along Highway 92. However, the vast majority of businesses were located within the Washington Downtown Historic District.

A handful of improvements outside the Washington Downtown Historic District in the middle of the 1950s appear to have spurred additional construction within the district over the next decade. In 1952, the 11 miles of Highway 1 southwest of Washington to Brighton was paved. Major highway work followed in 1956, with Highway 1 rerouted north out of Washington and the 14 miles to Kalona paved. This connected with previous paving from 1951 from Kalona to Iowa City, greatly improving this potential commute for residents. Highway 92 was rerouted on the west side of town to West Chester, with Highway 1 sharing this route for a few miles. From 1955 to 1963, eight extant small one-story buildings were constructed in downtown, on blocks adjacent to but removed from the square among the other 20th century development in the district. The earliest, Lemke Electric Motor Shop at 214 N. Marion (replaced former blacksmith shop), utilized tile blocks for the façade with concrete block for the remaining walls (Figure 83) (State Site #92-00556, Map #53). Two of the buildings constructed in 1957 were complete concrete block construction – a commercial building with several storefronts at 118-122 W. 2nd Street (former gas station site, State Site #92-00586, Map #50) and a building constructed for Montgomery Ward Tire Shop at 116 W. Jefferson behind their main store location (former used car lot, State Site #92-00527, Map #98). The third building constructed in 1957 was for the law office of Morrison, Morrison & Morrison, and it was concrete block clad in permastone, creating a more finished appearance (former two-story store, State Site #92-00571, Map #113, roof addition). A number of façade remodels occurred to update buildings in this period, with none surviving later remodeling or reversals. One such façade remodel occurred for the law office of Morrison & Morrison around the corner at 209-211 W. Washington, which had panels applied on the two-story 19th century façade as seen on the 1971 photograph (State Site #92-00609, Map #70, 2006 façade remodel).

By the late 1950s, commercial buildings were constructed which also sought a more finished exterior appearance. While concrete block was used for the structure of the buildings, there was a return to more finished brick facades with this set of construction. Marshall's Furniture moved from the north side of the square into a new one-story brick building with large glass windows at the northwest corner of S. Iowa and Jefferson in 1958 (Figure 84) (former Christian Science Church, 221 S. Iowa Avenue State Site #92-00525, Map #96). They would later expand into the two buildings to their west. Local contractor Earl R. Wood bought three lots and built three similar small office buildings respectively in 1959, 1961, and 1963 in various parts of the downtown, maintaining them as rental property. The earliest was built at 210 N. Iowa Avenue with a red brick façade and concrete block walls clad in aluminum siding, and Farm Bureau was his first tenant (rear of house lot, State Site #92-00505, Map #34). The second was built around 1961 at 214 S. Iowa Avenue, with Vosika & Montgomery medical offices as the first tenant (former one-story store, State Site #92-00522, Map #94). This building has a variegated brick façade with concrete block side and rear walls, as did the third

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building at 108 W. Jefferson (former house, State Site #92-00526, Map #97). The Soil Conservation Office moved from around the corner into this building in 1963. Building permits note a number of storefront remodels from the late 1950s and into the 1960s. One significant remodel was the brick and concrete applied in 1963 to the storefront of the National Bank of Washington in the 1912 bank building at the northeast corner of the square (State Site #92-00548, Map #21). Another was the storefront remodel in 1962 for Winga's Café at 106 W. Main, with aqua panels, large glass windows, and aluminum canopy added to the storefront (State Site #92-00539, Map #19).

In 1964, Washington had 305 retail stores including independent stores and major chain stores, three hotels, two motels, two banks, one federal and loan association, seven physicians and surgeons, the *Washington Evening Journal*, three railroads, a large downtown theater, a drive-in theater, a radio station, an airport, a bus line, a country club, a modern hospital, a new public library, three city parks, a municipal swimming pool, all major lodge/fraternal/social clubs, and a Y.M.C.A. and Y.W.C.A. The business listings in the directory included well over 200 in the Washington Downtown Historic District, which also included the Washington County Courthouse, Washington County Jail, Washington Public Library, Central Park, and five churches. Other community amenities included Washington Airport, Washington County Hospital, Sunset Park, and Townsley Park (fairgrounds/armory). Utilities were provided by General Telephone Company of Iowa, Iowa Southern Utilities Company (gas/electric), and Washington Municipal Utilities (water). Manufacturers included the McCleery-Cumming Company (calendars), Washington Manufacturing Company (steel rod and wire goods), Advance-Ross Electronics (television yokes), Cargill (soy bean processing), Northup-King (seed corn), Washington Concrete (concrete pipe and pre-stressed members), American Pearl Button Company (pearl buttons), Curran Company (cards and tallies), and Keating Welding and Boiler Works. Two paved highways crossed in Washington, and a third (218) was a few miles east of town. Washington continued to be served by three railroads as well: Chicago, Rock Island, and Pacific; Chicago, Milwaukee, and St. Paul; Chicago, Burlington, and Quincy Railway (*Washington City Directory* 1964: 12-13).

Three additional buildings were constructed in the Washington Downtown Historic District in the middle of the 1960s and other buildings were updated with storefront and façade remodeling efforts. On the block south of the courthouse, Livingston, Day, Meeker, Kehoe & Bates built a one-story law office in 1965-66 at 112 S. Avenue B, following the same format as the small office buildings in previous years with a brick façade and concrete block side and rear walls (State Site #92-00497, Map #67). In 1964-65, a more stylistic modern brick medical office building with wide low gable eaves and bands of windows was built at 301 S. Iowa by optometrist Dr. William Westphal (State #92-00529, Map #95). Two optometrists, two physicians, and a dentist were listed here by 1965. Modern 1960s architectural features are also clearly visible on the new Washington County Jail and Sheriff's Residence built in 1965-66 on the former jail site at 221 W. 2nd Street immediately north of the courthouse (Figure 85) (State Site #92-00585, Map #13). Architects Power and Associates of Iowa City designed the modern building, with a jail wing on the west and the deputy sheriff's residence on the east. Bids were finally awarded in May 1965 for a total of \$102,688, and an open house was held in the new building on May 21, 1966 ("Proposed New County Jail Building," *Washington Evening Journal*, October 27, 1964, 4; "The New Jail," *Washington Evening Journal*, May 23, 1966, 4). Another large community improvement in 1966 was the two-story modern front concrete and brick addition for the Y.M.C.A., improving and increasing the spaces for its activities (State Site #92-00537, Map #27, later 1983 addition on top). Storefront and façade remodeling continued into the middle of the 1960s as well. While photographs from 1971 of downtown buildings show a number with remodeled facades dating to the 1950s and 1960s, these designs were later generally deemed unsightly, with nearly all covered in siding in the late 1970s or remodeled into a new design since then. One façade remodel, for Washington Federal Savings & Loan at 109 N. Marion Avenue, remains intact from this period though slightly after the end of the period of significance (State Site #92-00550, Map #8). The 1968 façade consists of green/black pebble panels applied to the façade, with an aluminum canopy, windows, and doors on the storefront.

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A series of photographs from 1971 of the buildings around the square and the adjacent buildings in each direction show the appearance of the Washington Downtown Historic District shortly after the end of the period of significance in 1966 (Figures 86-109, composite images of photographs). The overall character of these blocks continues to be dominated by brick buildings, mostly two stories in height with some taller buildings. A number of buildings exhibit the earlier 20th century updates, with others having work dating to the middle of the 20th century. The extant façade remodel of the Washington Federal Savings and Loan is pictured (Figure 87, Map #8), as well as the mid-20th century remodels on the 200 block of W. Washington (Figure 109), on the east side (Figure 99), on the south side (Figure 105), and on the west side of the square (an early slipcover cladding since removed) (Figure 86). Despite other commercial development east of downtown along Washington and south/west of downtown along Madison, the downtown continues to exhibit the core of the commercial activity of Washington, with stores located within nearly every storefront in this period.

Development in the Washington Downtown Historic District since the end of the 1960s has focused on new businesses in older commercial spaces and updates to storefronts and facades rather than construction of new buildings. A number of the façade updates from the 1970s and 1980s, including general application of siding on brick buildings, have resulted in a number of historic buildings classified as non-contributing. New major construction from the 1970s to 1990s was limited to a small 1972 4-unit brick apartment building on S. Marion, a one-story brick/concrete block commercial building in 1987 on W. 2nd Street, a two-story commercial building on the west side of the square in 1992 replacing a building destroyed by fire, and a warehouse built on W. 3rd Street for an earlier business around 1992. A number of businesses changed hands around the square, with most of the storefront remaining occupied in these decades. The 1989 history noted that 14 businesses on the square in 1989 had also been located there in 1964: McDaniel Drug Co, Paul's Shoes, Spurgeon's, Winga's Restaurant, Farmer's Mutual Insurance, Grecian's Jewelry, Brown's Shoe Fit, Logan Jewelry, Schoonover Drug Co, Wolf Floral Co, Seiffert's, Washington Cleaners, Washington State Bank, and Joe Falk Co. Three other businesses - Payne's, Iowa Southern Utilities retail store, and Sears - were still in business but moved off of the square. Three businesses around the square continued similar operations under new ownership, including West-Kurtz Music Co (bought out Everett's Music Co), Washington Federal Savings and Loan (moved to former National Bank of Washington location), and Goff's Hardware (bought out Gamble's). Washington experienced increased growth and development through the end of the 20th century. The population increased to 6,317 in 1970, 6,584 in 1980, and 7,074 in 1990. Through this period, residential development continued within subdivisions platted in the early 20th century as well as some new additions. As commuting distances lengthened, Washington also grew due to its location about 30 miles south of Iowa City. In 2010, the population stood at 7,266. The last major construction project within the Washington Downtown Historic District was the construction of the new Washington Public Library on the south side of the square in 2009. The building was designed to reflect the scale and rhythm of the historic downtown, and it was awarded Best New Infill Construction by Main Street Iowa in 2010. Several buildings are in the process of rehabilitation work and look forward to qualifying for rehabilitation tax credit incentive program after the district is listed.

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Architecture of the Washington Downtown Historic District, 1856-1966

In addition to historic significance, the Washington Downtown Historic District also has architectural significance under Criterion C at the local level. The buildings in the Washington Downtown Historic District represent the largest and most significant collection of commercial architecture in Washington. Additionally, significant specialized buildings are found in the district, including commercial, governmental, and religious architecture. The district comprises a distinctive and well-preserved group of commercial buildings. Collectively, the buildings represent the typical brick commercial building type and a range of commercial architectural styles, creating a strong historic commercial district. The resources represent three main types: second generation buildings, "remodeling Main Street" buildings, and specialized buildings and objects. Second generation buildings were built as the community matured, replacing early buildings on lots and filling in remaining open lots. As the downtown continued to fulfill its role as the commercial center of the town, buildings reflecting the "remodeling Main Street" ethic remodeled their storefront or even full façade to create a progressive, modern look. Specialized buildings were constructed for specific purposes related to commercial, civic, religious, and governmental uses, and specialized objects were often placed downtown due to civic and commemorative efforts (Nash 2002: F40-F43). The Washington Downtown Historic District retains significant historic resources in each of these categories. Commercial buildings were constructed and remodeled as the downtown area continued to be utilized as the business district for Washington through the middle of the 20th century.

The architectural significance of the Washington Downtown Historic District spans from 1856 to 1966. The district is characterized by two-story and three-story brick commercial buildings primarily constructed from 1856 to 1900, two-story commercial buildings and specialized buildings constructed from 1900 to 1920, and one story brick, tile block, and concrete block buildings primarily constructed from 1920 to the 1960s. Early remodeling efforts occurred in the first decades of the 20th century, with later remodeling efforts that evolved the appearance of the district dating primarily in the 1950s and 1960s. The earliest extant and intact commercial buildings are second generation brick buildings that primarily reflect the Italianate style, including two built in the 1860s, five built in the 1870s, and two built in the early 1880s. These buildings are a mix of two-story buildings and shorter three-story buildings. The Romanesque Revival style is reflected on two specialized buildings, the Washington County Courthouse completed in 1887 and the Graham Opera House built in 1893. At this time, the Late Gothic Revival style was utilized for the Methodist Episcopal Church built in 1891-92 as well as for the later significant remodel of the First United Presbyterian Church in 1919-20. Simple, yet substantial, brick blocks were also built in the 1890s with segmental arch windows and brick parapet details. Queen Anne style appeared in the early 1890s with the construction of two buildings and remodel of three buildings, incorporating oriel windows, elaborate cornices, and other decorative details. The influence of the Queen Anne style continued through the first decade of the 20th century with the incorporation of oriel windows on new and remodeled buildings, combined with simpler cornices and brickwork patterns. By the 1910s, the Classical Revival style appeared and dominated both new construction and façade remodels for two-story commercial buildings into the early 1930s. It was also utilized for specialized buildings in this period, including the federal post office and new Methodist Episcopal Church. Two specialized buildings, the 1916 telephone company building and a c.1922 gas station, reflect elements of the Craftsman style. The construction of buildings for the automotive industry began with two-story brick buildings with simple brick details and shifted to one-story buildings often with tile block or concrete block construction by the 1920s. Rusticated concrete blocks were utilized for two buildings around 1910 and additional buildings in the early 1920s. With the two-story and three-story building stock around the square sufficient for retail businesses in the downtown in the slowly growing community, new construction in the 1940s and 1950s continued to be small in scale. One-story tile block or concrete block buildings were constructed for use as various offices, with the façade often incorporating brick or a "better" material for these small buildings. While the simple forms and material expression is typical of commercial construction in this period, a stronger influence of the modern style of the 1950s and 1960s is exhibited on the county jail and medical office building from the middle of the 1960s.

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As noted throughout communities across the country, a railroad connection ensured longevity and growth for a community and governmental function as a county seat brought stability to the community. Development of the town brought replacement of first generation buildings with more substantial second generation buildings. Commercial buildings often had stores on the first story, with housing or offices on the upper stories. Hotels and livery stables served travelers, and grain elevators and related shipping buildings connected the surrounding countryside with markets (Nash 2002: E30). The designation as the county seat led to the first substantial construction effort in Washington in the 1840s and 1850s. Community leaders quickly worked to attract a railroad connection in the 1850s, seeing the transportation connection as key to the growth of Washington. Substantial new construction is noted in the second half of the 1850s with the impending and actual arrival of the railroad. At this time, first generation buildings were found on all sides of the square. Washington began to replace these buildings with more substantial second generation buildings and fill in buildings on the remaining vacant lots around the square from the 1850s to 1870s. Burrell writes in 1909 that "The building in '55 and '56 was astonishing; the brick blocks were nearly all erected in that golden age" (Burrell 1909: 175). The facades of many of these buildings were updated in the early 20th century and later 20th century, with only four buildings retaining integrity from the 1850s and 1860s. Historic photographs and extant buildings with integrity from this period reveal that these early second generation commercial buildings were built at heights of two or three stories with simple brick details (Figures 5, 9, 25, 26). The edges of the brick buildings were framed by brick pilasters, and windows had simple flat lintels. The three-story buildings constructed were nearly as short as later two story buildings, providing little differentiation in building heights through the end of the 19th century. The long-time home of the dry goods business of Blair & Brokaw at 122 S. Iowa is an intact example of this building type (Photograph #7, c.1856, State Site #92-00517, Map #80).

After the Civil War, the Italianate style began to influence commercial construction in Washington. Second generation buildings were typically multi-story in height, including one or multiple storefront spaces. Large block buildings were constructed, with multiple storefronts unified by upper story design, cornice, and details. Stylistic influences were greater, reflecting the confluence of national trends, local tastes, and demonstration of business success. Italianate provided the most popular inspiration for architectural style for commercial buildings across the country from the 1850s to 1880s, and more modest buildings reflect a vernacular interpretation of this style (Nash 2002: F40). The commercial Italianate style is characterized by arch windows with decorative hoods, two-over-two-light double-hung windows, large brackets, elaborate metal cornices, and storefronts with cast iron columns and large windows. The earliest Italianate buildings in Washington continued to be framed by pilasters on either side with Italianate details expressed through brick for the window arches and frieze detail. Two large three-story, three-storefront buildings were built on the north side of the square in the late 1860s as well, with one later destroyed by fire and one clad in metal siding.

Intact Italianate buildings in downtown Washington include two built in the 1860s, five built in the 1870s, and two built in the early 1880s. Alvin Norton built a two-story brick Italianate building at 116-118 W. Main in 1867-68, with the majority of the Italianate detail expressed through brick arch window hoods and several rows of brick bracket and dentil detailing on the frieze and cornice (State Site #92-00542, Map #16). The distinctive third story arch windows of the short three-story Italianate building at 105 W. Washington on the south side of the square appears on the 1869 birds-eye view of Washington (State Site #92-00602, Map #102). In 1872, the three-story, three-storefront Italianate building slightly southwest of the square at 208-210-212 S. Marion was built with brick arch lintels with keystones, elaborate brick detailing across the frieze, brick "brackets" across the cornice, and brick plasters dividing the sections of the building (State Site #92-00602, Map #108). The Richards brothers built a much smaller two-story Italianate building in 1872 at 106 W. Main Street with stone arch window lintels with keystones and a simple metal cornice with four brackets (State Site #92-00539, Map #19). The three story hotel (Pennsylvania House) built north of the core of downtown in 1876 at 306 N. Marion has segmental arch window hoods with brick keystones and shoulders, brick detailing on the cornice, and brick pilasters as its simple Italianate features (Figure 10, State Site #92-00558, Map #55). While the metal cornice of the two-story brick Bryson Block built in 1876 at 101-103 S. Marion was removed in the 1920s (Figures 67, 73), the stone arch window hoods continue to convey the Italianate style (State Site #92-00558, Map #56). The

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most elaborate metal cornices and window hoods were found on the Italianate buildings constructed at the end of the 1870s and early 1880s. The three-story Crawford Block at 115-117 N. Iowa built in 1879-1880 has detailed arch window hoods, metal cornice with large and small brackets, dentils, and inset details, and brick pilasters (Figure 11, State Site #92-00502, Map #43). Two of the two-story buildings on the west side of the square built after the 1883 fire remain intact, both with segmental arch window hoods with decorative details and metal cornice with large brackets and small details (113 S. Marion, State Site #92-00562, Map #60; 115 S. Marion, State Site #92-00563, Map #61).

One of the earliest specialized buildings in any county seat community is typically the courthouse, generally soon followed by the county jail. Since the 1840s courthouse on the square had been demolished in 1869, the county had not had a building devoted to this purpose, with the courthouse operating on the second story of Everson's Opera House block through most of this period. In December 1884, the decision was made on the location for the new courthouse, a block west of the northwest corner of the square, immediately to the west of the new City Hall. William Foster and Henry Liebbe of Des Moines were selected as the architects for the new courthouse (Photograph #1, Figure 13, 222 W. Main Street, State Site #92-00150, Map #1). The plans were adopted in April 1885, and construction stretched into 1887, with county offices finally moved into the building in November 1887. The Washington County Courthouse was described in the 1887 county history as a "handsome brick structure trimmed with stone, presenting a very fine appearance" (*Portrait and Biographical Album of Washington County 1887*: 649). The Romanesque Revival building is dominated by a tower at the southwest corner, with entries through large arch openings from Main Street to the south and Avenue B to the west. Stone detail highlights the windows and extends in bands across the walls between the windows. Rows of brick corbelling provide additional decorative detail on the building. At the same time, a new jail and sheriff's residence was constructed on the lot to the north at 219 W. 2nd Street, occupied on January 1, 1886. This building was used until construction of the current jail building on this site in 1965-66, and the courthouse continues to be used for this function.

This effort to improve the community with substantial second generation brick buildings extended into the early 1890s. The ten buildings with integrity dating from the early 1890s show the transition and overlapping architectural styles in this period. The Romanesque style influenced the new Graham Opera House in 1893, also designed by architects Foster & Liebbe from Des Moines (Photograph #9, Figure 17, State Site #92-00167, Map #86). They designed another specialized building within the historic district in this period as well, the new Methodist Episcopal Church at 301 W. 2nd Street built in 1891-1892 diagonal to the northwest from the courthouse (Figure 20, State Site #92-00347, Map #14). The church reflects the Late Gothic Revival style popular in religious architecture in the late 19th century, with pointed arch windows, gables, and a corner entry tower angled to the corner and the courthouse across the street. At the same time, a large three-story, three-storefront late Italianate building was constructed on the north side of the square at 108-110-112 W. Main Street around 1893 (State Site #92-00540, Map #18). The building retains its decorative metal cornice with brackets and rosettes, as well as flat triangular decorative window hoods. Other buildings took these Italianate and Romanesque details and simply interpreted them in segmental arch brick window lintels and simple brick details. William A. Stiles constructed a three-story, three-storefront block for G.P. Kerchner at 213-215-217 W. Main Street in 1892, which had offices on the first story and apartments on the upper two stories (State Site #92-00545, Map #5). The overall brick form was basic, with a slight gable roof rather than a parapet, simple brick details, and segmental arch windows. The three storefronts have iron columns stamped "Niver's Foundry, Muscatine, Iowa" (Figure 19). The simple segmental window arches and brick detailing on the cornice was also applied to the McCall Bros Livery at 114-116 N. Iowa Avenue (State Site #92-00501, Map #42). The "rowhouse" office/dwelling of Dr. William and Susan McClelland at 213 W. Washington built around 1893 likewise has simple segmental arch openings and a restrained metal cornice with brackets (State Site #92-00611, Map #69). The slightly later two-story building constructed around 1900 to the west of the Kerchner Block would also follow a similar basic brick form with segmental arch windows and simple cornice with brackets, also utilized for professional offices on the first story and apartments on the second story (221-229 W. Main, State Site #92-00547, Map #3).

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By the 1890s, the Queen Anne style began to influence commercial architecture. While the Queen Anne was more popular among residential buildings than commercial, the style often influenced commercial buildings with the use of oriel (bay) windows on the second story (Nash 2002: F40). William & Keiser built the brick Queen Anne block at the southwest corner of Iowa and Washington for Leonard Smouse in 1891 (Photograph #11, Figure 15, 101-103 W. Washington, State Site #92-00601, Map #101). This Queen Anne building has a corner tower, oriel windows on both facades, elaborate metal cornice, brick details, and continuous stone sill band. However, it was Winfield Smouse who is primarily noted for his real estate endeavors in this period, including both construction of commercial and residential buildings as well as design and platting of new subdivisions. Winfield Smouse acquired site of the old Graham opera house at the southeast corner of Iowa and Washington, building a new two-story, three-storefront, buff brick Queen Anne building on this site in 1893 dubbed the Columbian Block (Photograph #10, Figure 16, 200-204 S. Iowa Avenue, State Site #92-00518, Map #90). The building has a corner tower with conical roof, two bowed oriel windows on the west façade and four on the north façade, three storefront with iron columns along Iowa, arch first story window openings along Washington, and an elaborate metal cornice that wraps around the west and north sides of the buildings. The commercial Queen Anne style was also utilized for the joint façade remodel project on the three buildings (five storefronts) at the other end of the south side of the square at 117-119, 121, and 123-125 W. Washington (State Site #92-00605, 606, 607, Map #105, 106, 107). The facades were clad or rebuilt with tan brick and segmental arch windows, and a decorative metal cornice with pediments above each of the five storefronts was installed. The two double-storefront end buildings also had center oriel windows installed (Photograph #12, Figure 18). These three two-story Queen Anne buildings were also similar in that the second story spaces were finished as and utilized as office spaces for various professionals.

While residential space was often a feature above the first story commercial space in earlier 19th century buildings for a business owner, a group of buildings constructed in the early 20th century in the Washington Downtown Historic District was built explicitly with first story commercial space and apartments on the second story. The second story apartments were rental spaces, rather than related to the first story business. This use of the second story for apartments worked well with the popularity of oriel windows in this period, as they provided additional light and an upscale feature for interior spaces. The two-story brick building constructed for Margaret Roberts around 1901 at 113-115 E. Washington featured two oriel windows and brick pattern work on the second story (Photograph #9, Figure 31, State Site #92-00594, Map #88). In 1910, it was sold to the Brookhart Bros, a law firm who moved their offices here, with the second story continuing as apartments (Figures 31-32). Around 1902, Winfield Smouse built the two-story brick building to the west at 111 E. Washington, apparently moving the office for the Washington Illuminating Company to this location (State Site #92-00594, Map #88). The building continued to exhibit features found on buildings constructed in the late 1890s, with a second story oriel window (later removed) for the apartment and a metal cornice with brackets and round pediment. Across the street, the Vienna Bakery was remodeled with the addition of two oriel windows for the second story residential spaces (State Site # 92-00596, Map #82). Around the corner, S.W. Brookhart built a new two-story building with a buff brick façade, center oriel window, and metal cornice with brackets at 206 S. Iowa Avenue around 1904 for a new office for Western Union on the first story and apartment on the second story (State Site #92-00519, Map #91). Similarly, Citizens Savings Bank built a two-story building with a center oriel window around 1905 at 208-210 W. Washington to the rear of the bank as a combination office and apartment building (State Site #92-00610, Map #64). The two-story buildings constructed around 1905 for the McCall Brothers' flour and feed store at 210 S. Iowa (State Site #92-00521, Map #93) and for S.B. Dewey as an investment property at 102 S. Iowa (State Site #92-00509) likewise had simple brick facades with oriel windows on the second story and a metal cornice with brackets. The joint façade remodel of the Stewart Building at 109-111 S. Marion and Mount Building at 107 S. Marion Avenue added a oriel window added above each storefront, a new metal cornice with brackets, and a "Stewart Building" nameplate on 109-111 and "1908" nameplate on 107 (Figure 36) (State Site #92-00560, Map #58; State Site #92-00561, Map #59). Likewise, the two-story brick building at 106 E. Main Street received a facelift with a new oriel window installed around 1910 (State Site #92-00532, Map #22).

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The Classical Revival style became popular for commercial buildings in the early 20th century, particularly for bank buildings. The style was also used for the first generation of façade updates under the “remodeling Main Street” category (Nash 2002: F41, F44). Claude S. Lemmon drew on elements of the Classical Revival style to update Lemmon Jewelry at 116 S. Iowa with a new buff brick façade with simple jack arch window lintels and an applied cornice line, continuing at this location (Figure 39, Photograph #7) (State Site #92-00515, Map #78). Also on the east side, Charles C. Cunningham updated the double building at 110-112 S. Iowa with a similar buff brick façade with pilaster, jack arch lintels, and an applied cornice line (State Site #92-00513, Map #76) (Figure 38). A few years later around 1913, William M. Keeley then likewise remodeled the façade of his building at 114 S. Iowa Avenue with buff brick, pilasters, jack arch lintels, and the applied cornice line with dentils and brackets (State Site #92-00514). However, he also incorporated a centered oriel window, continuing this trend from the previous decade and perhaps “upgrading” the apartment space. The historic “yellow brick” building at 201 S. Marion Avenue, then home to Lemley Grocery, likewise received a new simplified Classical Revival tan brick façade in 1912 (State Site #92-00566, Map #111) (Figure 40-41). The Washington National Bank on the southeast corner of Iowa and Main at 100 S. Iowa rebuilt their two-story brick building with a glazed white terra cotta Classical Revival exterior in 1912-13 at a cost of \$18,000 (Figure 47) (State Site #92-00508, Map #71). This is the only façade of this material in downtown Washington, reflecting the stature of the bank in this period. The new Farmers and Merchants Bank constructed in 1912 at the northeast corner of Iowa and Main was also designed in the Classical Revival style by architect Robert R. Mayberry of Cedar Rapids (100-102 N. Iowa, now 102-104 E. Main, State Site #92-00548, Map #21). It was also the first building in Washington to use steel frame construction. The \$65,000 five-story building included a double-height first story with mezzanine for the bank operations, with three stories of offices above the bank (Photograph #4, Figure 46). At the time of its construction, it was the tallest building in downtown Washington, and it remains so today. Classical Revival features include the proportions, corner brick pilasters with stone details, simple window openings with stone sills, and stone capped parapet with bank initials and “1912” on the frieze.

The first rusticated concrete block also appeared in the Downtown Washington Historic District in this period, later associated with buildings related to the automotive industry. By 1909, J.J. McKeone and T. Minick & Son were manufacturing plain and ornamental concrete blocks for house foundations, which was noted by Burrell in 1909 to be a growing and promising industry (Burrell 1909, Vol. 1: 406). Rusticated concrete block was utilized around 1910 for the façade remodel of the two-story brick building owned by Clarence Hollingsworth at 205 S. Marion Avenue (State Site #92-00567, Map #112) (Figures 40-41). The rusticated concrete block was designed to mimic the qualities of a stone façade at a much lower costs. While this building would prove to be the only two-story building constructed or remodeled with this material, it would prove popular for one-story buildings for automotive related buildings over the next two decades, generally located a block off of the square. The earliest building in this set is the one-story rusticated concrete building constructed by Winfield Smouse for B.F. Dixon Auto Sales around 1910 at 210 N. Marion, though later smooth concrete block was applied to the façade in the 1950s (State Site #92-00554, Map #52). The automobile would have increasing impact on the appearance and buildings in the Washington Downtown Historic District over the next few decades as the need for automotive sales and service increased through the 1910s and 1920s. After the Great White Way that extended across Iowa was designated through Washington in 1911, Sidney S. Smith built a large two-story brick garage at 222 S. Marion, with a capacity for 50 cars as well as shop and office space (Figures 42-43, State Site #92-00574, Map #110). This building reflects the Classical Revival style, with yellow brick pilasters across the west façade with arch detail at either end, stone bands, inset brick panels on the frieze, and a simple parapet with stone coping.

The Classical Revival style was utilized for two specialized buildings constructed in the middle of the 1910s, while three other buildings drew on other styles. Plans for a federal post office to be built in Washington started with funds and authorization to purchase the site at the southwest corner of N. Marion and 2nd Street in 1911, with additional funds for construction appropriated in 1913. The new Classical Revival federal post office

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was completed and opened in 1916 (Figure 49, 115 N. Marion Ave, State Site #92-00165, Map #11). The building has six large Ionic columns set within the façade, stone bands, cornice line with dentils, and overall Classical form and proportions. Across the street at the northwest corner, the Methodist Episcopal Church began construction in 1912 on a \$85,000 Classical Revival church designed by Henry Eckland of Eckland and Dearmont architects of Chicago and Moline, Illinois (Figure 45, 206 W. 2nd Street, State Site # 92-00579, Map #31). The new church was dedicated on April 26, 1914. The church has distinctive architecture in Washington, with a large dome roof set on the classically proportioned building with large columns, inset arch colonnade, paired rectangular windows, stone frieze bands, and a pediment incorporated into the parapet on the south side. Church growth was also noted in other areas of the downtown in this period, as the Baptist Church, two blocks to the east at 122 E. 2nd Street, expanded their building with larger modern rear addition with a basement (State Site # 92-00579, recently clad and remodeled). The First United Presbyterian Church at 215 S. Marion also underwent a significant remodel in 1919-1920 designed by Henry Eckland, including additions to the north and south, as well as east entry tower, to create current church building (Photograph #13, Figure 59) (State Site #92-00572, Map #114). The building has Late Gothic Revival features including corner towers with crenellated tops, buttresses with stone accents, and arch and rose stained glass windows. The use of a contrasting accent material is also found on the two-story brick building constructed for Fred Neiswanger at 215 S. Iowa in 1915. It was built with commercial space for his marble/monument business on the first story and apartments on the second story, similar to buildings in the previous decade. This building incorporated two oriel windows on the second story for the apartments, and the dark red brick was accents by glazed white brick on the storefront, in soldier brick band across the frieze, and as small squares across the parapet (State Site #92-00523, Map #99). The final specialized building in this group is the two-story building constructed in 1916 for the Washington Telephone Company at 112 N. 2nd Avenue (Figure 50, State Site #92-00661, Map #28). Unlike other buildings in this period, this two-story brick building also exhibits the influence of the Craftsman style with wide eaves, brackets, tile roof, and arch dormer.

The growing popularity of the automobile brought new businesses to downtowns in the form of dealerships, garages, and gas stations in the early 20th century (Nash 2002: E10). While a handful of automotive-related buildings were constructed in the 1910s, the designation of the east-west Highway 2 (currently 92) across Iowa and through Washington on July 1, 1920 appears to have spurred additional development. A number of gas stations, automotive repair shops, and automobile dealers opened in Washington, generally required a new building to meet their needs. With two-story commercial buildings dominating the blocks around the square, these were built on the blocks to the east, north, and west (Photograph #5). This period also continued the shift to more basic brick commercial buildings, often merely accented with decorative or patterned brickwork. Structural materials began to include new options, such as rusticated concrete blocks and tile blocks. While these materials contributed to "fireproof" construction popularly promoted in the early 20th century, they were not embraced for façade materials, with brick still utilized on the exterior. Simple geometric brick details were incorporated in the parapet, and stone was sometimes used as an accent for the corners or window sills and lintels. The initial buildings followed the pattern of commercial buildings to date, with two-story brick construction. Just to the north of E. Washington, Winfield Smouse had a two-story brick garage built around 1922 (115 S. 2nd Avenue, State Site #92-00494, Map #84). The brick façade has simple brick detail with arch windows with keystones, projected brick course with dentils, and inset square along the frieze. Ralph Dougherty (Winfield Smouse's son-in-law) built the one-story brick building first occupied by the Cox Motor Company at 112 W. 2nd Street (State Site #92-00582, Map #48) and the two-story brick building for an auto garage at 114-116 W. 2nd Street (State Site #92-00583, Map #49) around 1920. The multi-color brick façade features simple detail in a perimeter of rowlock bricks on the frieze.

Construction quickly shifted from a mix of one and two story buildings to primarily one-story buildings for the automotive businesses by the early 1920s. On the south side of 2nd Street, the one-story brick building at 107-109 W. 2nd Street was built by R.L. Lytle and C.C. Wilson for a garage as well, with the Studebaker Garage operating here by 1926 (Figure 62, State Site #92-00581). The brick patternwork on this façade is more elaborate than other buildings in this period, with tan brick accenting the red brick in geometric patterns on the

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frieze and pilasters on both ends of the façade. A simpler one-story brick building with basic brick detail was built at 102-104 E. 3rd Street around 1925, with Piper Garage here in 1926 (Figure 63) (State Site #92-00587, Map #38). Rusticated concrete blocks made a second appearance in the downtown with the construction of a handful of buildings. Though later clad in stucco and then metal siding, Bud's Garage opened in a one-story rusticated concrete block building at 123 E. 2nd Street (Figure 64) (State Site #92-00578, Map #30). Rusticated concrete blocks were also utilized for the new one-story building for Sitler Auto Parts Service around 1926 at 213-215 N. Iowa, which remain visible (State Site #92-00506, Map #39). Of the six small gas stations built in this period, the Washington Oil Company at the east end of this block at 125 N. Iowa Avenue remains fairly intact (Figure 65, State Site #92-00504, Map #45). This gas station exhibits the classic form from this period with a gable-roof canopy stretching from the office over the pumps. It also is significant for its Craftsman details, including the wide eaves, brackets, and exposed rafter tails. Tile block was the main construction material for Jacob's Tire & Radio Service built at 218 W. Washington in 1929, with brick tied into the building for the facade (State Site #92-00613, Map #65).

While these smaller automotive-related buildings dominated commercial construction in downtown Washington in this period, four larger building projects were undertaken in the 1920s and early 1930s. Two of these buildings utilized the Classical Revival style from earlier in the century. The Washington Loan & Trust Company bought the old City Hall at 210 W. Main Street in 1925 and completely modernized and remodeled the interior and exterior in 1926 (Photograph #1, State Site #92-00544, Map #2). The symmetrical design, tall openings, pilasters, stone bands, and name plate on the frieze reflect the Classical Revival style. The overall three-part design of the building also reflects this style, with a short base section, tall middle section, and top frieze with stone cornice lines and parapet. The new two-story, three-storefront, Classical Revival brick building for the Masonic Temple at 120-124 W. Main Street was the result of a fire destroying their old building in 1930 rather than planned construction (Photograph #3, Figure 69, State Site #92-00543, Map #15). Features of the Classical Revival style include paired pilasters, stone bands, brick arches with keystones, and simple frieze with stone capped parapet. A planned construction project was the new building for the *Washington Evening Journal* newspaper at 111 N. Marion Avenue in 1930. Their brick two-story building is unique with more influence of the Art Deco style in the tall vertical lines of the center pilasters with turned brick and slightly projected end pilasters with contrasting stone caps. The fourth project was again result of the fire, this time at the Congress Hotel at 108-110 E. Main in March 1932. The two-story brick Congress Hotel & Café on this site returned to the use of a simple brick façade, with segmental arch windows and buff brick corbel "brackets" along a thin cornice line as the only architectural detail (Figure 71, State Site #92-00533, Map #23).

Construction projects were limited in the Downtown Washington Historic District through the remainder of the 1930s and into the 1940s. The Depression impacted the business climate in this period, though businesses in Washington appear to have weathered it fairly well. By the end of the 1930s, there was a focus on new construction in the form of public projects, generally outside of the downtown area. However, a monument and a fountain were built in Central Park (State Site #92-00493, Map #100). The Women's Relief Corps dedicated a stone monument with bronze plate in the southeast corner of the park to Civil War veterans in 1931. The city's centennial sparked the desire to upgrade the fountain in Central Park in 1939. The fountain with colored lights was bought from the Brenner Electric Company of St. Louis with funds from the city, Chamber of Commerce, and donations. Commercial construction from this period is limited to a remodeled small restaurant and two gas stations. The two new gas stations replaced earlier gas stations in this period, as the industry evolved to larger buildings. Around 1940, the Garrett's Shell Station was built at the northwest corner of Avenue B and W. Washington (State Site #92-00498, Map #68). The buff brick walls were accented by red brick bands, following the simple brick style of this period. On the other end of Washington Street in the district, Brindley's Standard Service Station was built in 1940 at 202 E. Washington (Photograph #8, State Site #92-00600, Map #85). The modern streamlined design of this station incorporated a curved corner toward the intersection of Washington and 2nd Avenue, along both Highway 92 and Highway 1, and the building was clad in smooth metal panels.

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The period after World War II brought further simplified commercial architecture to downtown Washington in the form of new construction as well as the "remodeling Main Street" ethic for storefront and façade updates. Tile block and concrete block were utilized as the main structural materials through this period, with simple buildings even foregoing the brick façade that maintained a more historically finished look. The first extant construction after the war in the historic district is the one-story, tile block building for the Peterson & Flickinger Veterinarian Office built in 1946 at 105 E. 3rd Street on the north edge of the district (State Site #92-00588, Map #37). No decorative detail was incorporate, with the red tile block walls defining the building. Tile block construction was also utilized for the new garage built behind the county jail at 221 W. 2nd Street (State Site #92-00585, Map #13). The concrete block warehouse with arch roof was built around 1949 at 115 N. 2nd Avenue for Fields Motor Company on a separate parcel behind their main buildings at 111-123 E. 2nd Street (State Site #92-00662, Map #29). The arch roof is notable as it provides a larger expanse of interior clear space. While these buildings were simple block construction, the exception in this period is the new Washington Public Library built in 1951 (State Site #92-00161, Map #26). The building was a one-story multi-color brick building with Colonial Revival details in the entry treatment and front window.

Improvements and paving of Highway 92 east-west through town and Highway 1 to the north-northeast to Iowa City appear to have spurred additional growth in the middle of the 1950s that continued into the late 1960s. From 1955 to 1963, eight extant small one-story buildings were constructed in downtown, on blocks adjacent to but removed from the square among the other 20th century development in the district. Simple one-story block construction continued to define the majority of the buildings, with "upgraded" materials noted on the façade. The earliest, Lemke Electric Motor Shop at 214 N. Marion (replaced former blacksmith shop), utilized tile blocks for the façade with concrete block for the remaining walls (Figure 83, State Site #92-00556, Map #53). Two of the buildings constructed in 1957 were complete concrete block construction – a commercial building with several storefronts at 118-122 W. 2nd Street (State Site #92-00586, Map #50, second story later added) and a building constructed for Montgomery Ward Tire Shop at 116 W. Jefferson behind their main store location (former used car lot, State Site #92-00527, Map #98). The concrete block construction of the building for the law office of Morrison, Morrison & Morrison was clad in permastone, creating a more finished appearance (State Site #92-00571, Map #113, roof addition). The buildings constructed in the late 1950s sought a more finished appearance, incorporating brick at least for the façade. Marshall's Furniture built a new one-story brick building with large glass windows at the northwest corner of S. Iowa and Jefferson in 1958 (Figure 84) (221 S. Iowa Avenue State Site #92-00525, Map #96). Local contractor Earl R. Wood built three similar small office buildings in 1959, 1961, and 1963. The one-story building constructed in 1959 at 210 N. Iowa Avenue has a red brick façade and concrete block walls clad in aluminum siding (State Site #92-00505, Map #34). The second was built around 1961 at 214 S. Iowa Avenue, with a variegated brick façade with concrete block side and rear walls (State Site #92-00522, Map #94). The third small office was built in 1963 at 108 W. Jefferson likewise with a variegated brick façade with concrete block side and rear walls (former house, State Site #92-00526, Map #97). Thus, while concrete block was used for the structure of the buildings, there was a return to more finished brick facades with this set of construction.

Three additional buildings were constructed in the Washington Downtown Historic District in the middle of the 1960s and other buildings were updated with storefront and façade remodeling efforts. The one-story law office built in 1965-66 at 112 S. Avenue B followed the same material treatment as the small office buildings in previous years, with a brick façade and concrete block side and rear walls (State Site #92-00497, Map #67). However, the modern style of the 1950s and 1960s with horizontal lines and simple brick volumes appeared more strongly on the two other buildings. In 1964-65, a brick medical office building was constructed at 301 S. Iowa with wide low gable eaves and bands of windows (State #92-00529, Map #95). Modern architectural features are also clearly visible on the new Washington County Jail and Sheriff's Residence built in 1965-66 on the former jail site at 221 W. 2nd Street immediately north of the courthouse (Figure 85, State Site #92-00585, Map #13). Architects Power and Associates of Iowa City designed the modern building, with a jail wing on the west and the deputy sheriff's residence on the east. The red brick construction has horizontal lines further emphasized by the flat roof with overhanging eaves trimmed with aluminum and high rectangular aluminum

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windows in the west section. Building permits also note a number of storefront remodels from the late 1950s and into the 1960s. One significant remodel was the brick and concrete applied in 1963 to the storefront of the National Bank of Washington in the 1912 bank building at the northeast corner of the square (State Site #92-00548, Map #21). Another was the storefront remodel in 1962 for Winga's Café at 106 W. Main, with aqua panels, large glass windows, and aluminum canopy added to the storefront (State Site #92-00539, Map #19). A number of façade remodels occurred to update buildings in the 1950s and early 1960s, with none surviving later remodeling or reversals. One façade remodel remains intact from the later 1960s, slightly after the period of significance. The modern façade remodel from 1968 for the Washington Federal Savings & Loan at 109 N. Marion Avenue consists of green/black pebble panels applied to the façade, with a new aluminum canopy, windows, and doors on the storefront (State Site #92-00550, Map #8).

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9. Major Bibliographical References

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The research and development of this nomination is supported in part by a grant from the Historical Resource Development Program, State Historical Society of Iowa. Matching funds were also provided by the City of Washington, and volunteer time was provided by the Washington Historic Preservation Commission.

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67 has been Requested)
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: _____

Historic Resources Survey Number (if assigned): see table of resources

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10. Geographical Data

Acreage of Property approximately 32 acres
(Do not include previously listed resource acreage)

UTM References

(Place additional UTM references on a continuation sheet)

1	15	609310	4572990	3	15	609635	4572645
	Zone	Easting	Northing		Zone	Easting	Northing
2	15	609550	4573100	4	15	609360	4572605
	Zone	Easting	Northing		Zone	Easting	Northing

Verbal Boundary Description (describe the boundaries of the property)

The map on page 93 depicts the boundary for the Washington Downtown Historic District in Washington, Washington County, Iowa, at a scale of 1 inch = 200 feet.

Boundary Justification (explain why the boundaries were selected)

The boundary for the Washington Downtown Historic District has been drawn to include parcels that reflect the significant history of the district from 1839 to 1966 as defined through their association with primarily commercial, governmental, and community uses. Parcels that do not reflect these historic associations have been excluded from the district boundary and assist in defining the edge of the boundary. The boundary has been drawn as contiguous, so these parcels on the edge of the boundary not contributing to the significance of the district are excluded from the district. Likewise, if these parcels are found between contributing resources, they have been included in the district as non-contributing resources. The boundary follows the current parcel lines associated with contributing properties.

The overall commercial, governmental, and community nature of the Washington Downtown Historic District distinguishes it from the surrounding area, and its historic nature has guided the determination of the district boundary. The district is centered on the public square, with commercial development extending roughly one block to the east, south, and west and two blocks to the north. The boundary includes nearly the full development of the business district in Washington from 1839 to 1966, as well as the associated governmental, fraternal, and religious uses historically in downtown Washington. The general residential uses on the blocks immediately outside the district boundary assisted in determining the boundaries of the historic district. Additionally, commercial buildings along the edges of the historic district that were built after the period of significance or remodeled so that their integrity dates to after the period of significance were excluded from the historic district and also assisted in determining the boundaries of the historic district.

Though historic archaeological sites have not been identified at this time, they could potentially contribute to the Washington Downtown Historic District. If necessary, the boundary could be adjusted to include these sites. No current sites have been identified or evaluated for archeological potential or significance.

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11. Form Prepared By

name/title Rebecca Lawin McCarley, Architectural Historian
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Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.
A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Photographs:** **Representative** black and white photographs of the property.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items)

Property Owner:

(complete this item at the request of the SHPO or FPO)

name see table on next page
street & number _____ telephone _____
city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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Property owners:

The following people were identified as owning property within the boundary of the Washington Downtown Historic District as of August 2012. A total of 105 distinct property owners are included on this list, which is organized according to address and map number with additional properties owned by the same person included under the first occurrence of the owner.

Property owner	Mailing address	Property address	Map #
WASHINGTON COUNTY	PO BOX 889 WASHINGTON, IA 52353	222 W. Main St, 210 W. Main St, 221 W. Second St, 115 N. Second Ave	Map #1, 2, 13, 29
PATTERSON, JOHN S.	225 1/2 W MAIN ST WASHINGTON, IA 52353	219 W. Main St 221-229 W. Main St	Map #3, 004
DAVIS, PATRICK N. & CRYSTAL L.	305 E POLK ST WASHINGTON, IA 52353	217 W. Main St	Map #5
ALLEN, BEVERLY C.	213 W MAIN ST #4 WASHINGTON, IA 52353	213-215 W. Main St	Map #5
BORDWELL, RICHARD S. & VIRGINIA	206 W MAIN ST WASHINGTON, IA 52353	101-103 N. Marion Ave	Map #6
BORCHARDT, BRENT	2024 69TH ST WINDSOR HEIGHTS, IA 50324	105 N. Marion Ave	Map #7
WILBANKS, SARAH PROPERTIES, LLC	109 N MARION AVE WASHINGTON, IA 52353	109 N. Marion Ave	Map #8
WASHINGTON PUBLISHING CO, Inc.	111 N MARION AVE WASHINGTON, IA 52353	111 N. Marion Ave	Map #9
FRANZEN, DENNIS D. & LINDA M.	2191 STEWART DR WASHINGTON, IA 52353	112 N. Marion	Map #10
DALLAN C. WORDEKEMPER, FEDERAL PRESERVATION OFFICER, REAL ESTATE SPECIALIST, UNITED STATES POSTAL SERVICE	475 L'ENFANT PLAZA SW, Suite 6670 WASHINGTON, DC 20260- 1862	115 N. Marion Ave	Map #11
POSTMASTER U. S. POST OFFICE	115 N MARION AVE WASHINGTON, IA 52353	115 N. Marion Ave	Map #11
UNITED METHODIST CHURCH	206 W 2ND ST WASHINGTON, IA 52353	206 W. Second St	Map #12
FIRST CHRISTIAN CHURCH	301 W 2ND ST WASHINGTON, IA 52353	301 W. Second St	Map #14
TEMPLE BUILDING CO. c/o BOB KENNEDY	PO BOX 21 WASHINGTON, IA 52353	120-122-124 W. Main St (also 108 N. Marion)	Map #15
S & S HARRIS L.L.C.	PO BOX 906 WASHINGTON, IA 52353	114 W. Main St, 116-118 W. Main St	Map #16, 17
ROUND GROVE, LLC	2070 YUCCA AVE AINSWORTH, IA 52201	108 W. Main St	Map #18
WINGA, JOHN A. JR.	2 ORCHARD DR WASHINGTON, IA 52353	106 W. Main St	Map #19
HUA MEI	104 W MAIN ST WASHINGTON, IA 52353	100-102-104 W. Main St	Map #20
FEDERATION BANK	PO BOX 529 WASHINGTON, IA 52353	102-104 E. Main (also 110 N. Iowa Ave)	Map #21
WASHINGTON FEDERAL SAVINGS & LOAN ASSN.	PO BOX 529 WASHINGTON, IA 52353	102-104 E. Main (also 110 N. Iowa Ave)	Map #21
S & D RENTALS	106 E MAIN ST WASHINGTON, IA 52353	106 E. Main St	Map #22

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Property owner	Mailing address	Property address	Map #
MOENCK, JOHN F. & KAREN F.	116 E MAIN ST WASHINGTON, IA 52353	108-110 E. Main St	Map #23
BEENBLOSSOM, MARTIN L. & TERESA L.	905 W 2ND ST WASHINGTON, IA 52353	114 E. Main St, 116-118 E. Main St, 115 N. Second Ave	Map #24, 25, lot
CITY LIBRARY	120 E MAIN ST WASHINGTON, IA 52353	120 E. Main St	Map #26
Y. M. C. A.	121 E MAIN ST WASHINGTON, IA 52353	121 E. Main St	Map #27
PETERSON, CHARLES L. & MARCIA L.	1426 RIDGEVIEW CT WASHINGTON, IA 52353	112 N. Second Ave, 208 S. Iowa Ave	Map #28, 092
MCFARLAND, ROBERT B. & LINDA L.	PO BOX 36 AINSWORTH, IA 52201	111-123 E. Second St 109 E. Second St	Map #30, lot
SCHEIBE, DALE L.	1009 9TH ST KALONA, IA 52247	108 E. Second St	Map #32
WIDMER, TIMOTHY J., et al c/o JULIA ZIESER	1934 200TH ST WASHINGTON, IA 52353	102 E. Second St	Map #33
ARTHUR, K. IVAN & CHRISTAL L.	210 N IOWA AVE WASHINGTON, IA 52353	210 N. Iowa Ave	Map #34
JEREMY PATTERSON HOUSE MOVING, INC.	2580 275TH ST WASHINGTON, IA 52353	216 N. Iowa Ave	Map #35
GREINER, LISA	220 N IOWA AVE WASHINGTON, IA 52353	220 N. Iowa Ave	Map #36
KRANTZ, DAVID D. & LINDA M.	932 PROSPECT PL WASHINGTON, IA 52353	105 E. Third St	Map #37
STOGDILL, RODNEY J. & RITA K.	102 E 3RD ST WASHINGTON, IA 52353	102 E. Third St	Map #38
WEEKS, LANA K.	PO BOX 542 WASHINGTON, IA 52353	213-215 N. Iowa Ave	Map #39
WEEKS, RICHARD L. TRUST	PO BOX 542 WASHINGTON, IA 52353	115 W. Third St	Map #40
GIARDINO, PANAGIOTA	2717 W TRIO LN WASHINGTON, IA 52353	112 N. Iowa Ave	Map #41
ROE, MICHAEL R.	1433 W MAIN ST WASHINGTON, IA 52353	114-116 N. Iowa Ave, 122 N. Iowa Ave	Map #42, lot
WILSON, RHONDA L. & TIMOTHY J.	2265 TULIP AVE AINSWORTH, IA 52201	115-117 N. Iowa Ave	Map #43
INSURANCE ON THE AVENUE, INC. c/o ANN C. WILLIAMS	125 N IOWA AVE WASHINGTON, IA 52353	121 N. Iowa Ave	Map #44
GRAY, LLOYD JR.	1308 ROAD U STRANG, NE 68444	125 N. Iowa Ave	Map #45
ALLENDER, CONNIE J.	PO BOX 102 WASHINGTON, IA 52353	107-109 W. Second St	Map #46
WALSH, ANTHONY F.	523 N IOWA AVE WASHINGTON, IA 52353	106 W. Second St	Map #47
KARIAN, DAVID & CAROL A. LLC	18332 RAIN CIR HUNTINGTON BEACH CA 92648	112 W. Second St, 114-116 W. Second St	Map #48, 49
GLOYER APARTMENTS, L.L.C.	602 W MAIN ST WASHINGTON, IA 52353	118-120-122 W. Second St (also 202-204 N. Marion)	Map #50
KGC, L.L.C. c/o POWERCOM MOTOR CONTROL CORP.	PO BOX 871 WASHINGTON, IA 52353	210 N. Marion Ave, 206-208 N. Marion Ave	Map #51, 52

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KRON, GARY E. & LINDA M.	2776 188TH ST AINSWORTH, IA 52201	214 N. Marion Ave, 220 N. Marion Ave	Map #53, 54
JARS ENTERPRISES, L.L.C.	PO BOX 408 WELLMAN, IA 52356	306 N. Marion Ave	Map #55
WASHINGTON PRESERVATION, LLC c/o MICHAEL KRAMME	103A S MARION AVE WASHINGTON, IA 52353	101-103 S. Marion Ave	Map #56
WENGER, TRACI L.	1042 S 6TH AVE WASHINGTON, IA 52353	105 S. Marion Ave	Map #57
KAT, LLC	107 S MARION AVE WASHINGTON, IA 52353	107 S. Marion Ave	Map #58
WCDC, INC.	PO BOX 61 WASHINGTON, IA 52353	109 S. Marion Ave	Map #59
BRUTY, HUBERT A. & SHERRILL L.	100 W 14TH ST WASHINGTON, IA 52353	111 S. Marion Ave	Map #59
DONG, ZHONG Q.	113 1/2 S MARION AVE WASHINGTON, IA 52353	113 S. Marion Ave, 115 S. Marion Ave	Map #60, 61
WASHINGTON STATE BANK	PO BOX 311 WASHINGTON, IA 52353	117 S. Marion Ave, 121 S. Marion Ave, 208-210 W. Washington, 225 W. Washington	Map #62, 63, 64, lot
FARRELL, WALTER E. JR. c/o SIDNEY RYAN	218 W WASHINGTON ST WASHINGTON, IA 52353	218 W. Washington	Map #65
KRAMME, MICHAEL	103A S MARION AVE WASHINGTON, IA 52353	108 S. Avenue B	Map #66
LAMPING, LESLIE D., ET AL	PO BOX 929 WASHINGTON, IA 52353	112 S. Avenue B	Map #67
MARTIN, GLEN & IRMTRAUD	2060 250TH ST WASHINGTON, IA 52353	119 S. Avenue B	Map #68
LUJAN, SCOTT & KATIE	1449 RIDGEVIEW CT WASHINGTON, IA 52353	213 W. Washington St	Map #69
WASHINGTON PROPERTIES, L.C.	PO BOX 867 WASHINGTON, IA 52353	209-211 W. Washington St, 207 W. Washington (part of 201 S. Marion Ave)	Map #70, 111
VITTETOE, DONALD R. & ALICIA J.	PO BOX 63 WASHINGTON, IA 52353	100 S. Iowa Ave (also 109 E. Main St)	Map #71
FARM & HOME SECURITY MUTUAL INSURANCE ASSN.	102 S IOWA AVE WASHINGTON, IA 52353	102 S. Iowa Ave	Map #72
GRECIAN BUILDING, L.L.C. c/o BETTY CARR	401 EAST ST WEST CHESTER, IA 52359	104 S. Iowa Ave	Map #73
GONSHOROWSKI, RAPHAEL A. & LINDA A.	309 W WASHINGTON BLVD WASHINGTON, IA 52353	106 S. Iowa Ave	Map #74
WHITHAM, WAYNE A.	1001 FOUNTAIN VIEW DR PELLA, IA 50219	108 S. Iowa Ave	Map #75
HARTZLER, E. DREW & TERESA A.	2180 HWY 92 WASHINGTON, IA 52353	110-112 S. Iowa Ave	Map #76
NOD, L.L.C. c/o DONALD D. BROWN	409 E MAIN ST WASHINGTON, IA 52353	114 S. Iowa Ave	Map #77
BROWN, DONALD D. & SHIRLEY J.	409 E MAIN ST WASHINGTON, IA 52353	116 S. Iowa Ave	Map #78
BOHR PROPERTIES, L.L.C.	602 W MONROE ST WASHINGTON, IA 52353	118 S. Iowa Ave	Map #79
DODECAEDRO, L.L.C.	PO BOX 406 WASHINGTON, IA 52353	120 S. Iowa Ave, 122 S. Iowa Ave	Map #79, 80

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SALOW, TODD L. & VICKY K.	2334 303RD ST WASHINGTON, IA 52353	112-114 E. Washington St	Map #81
LINS, JOSEPH R. & BONNIE S.	1102 N IOWA AVE WASHINGTON, IA 52353	116-118 E. Washington St	Map #82
COURTESY CORNER HOLDINGS, LLC	120 E WASHINGTON ST WASHINGTON, IA 52353	120 E. Washington St	Map #83
WASHINGTON COMMUNITY Y	121 E MAIN ST WASHINGTON, IA 52353	115 S. Second Ave	Map #84
MANGOLD, JOHN C. & MARILYN J.	422 W WASHINGTON BLVD WASHINGTON, IA 52353	202 E. Washington St	Map #85
R. L. FRIDLEY THEATRES, INC.	1321 WALNUT AVE DES MOINES, IA 50309	123 E. Washington St	Map #86
HLH INSURANCE, INC.	115 E WASHINGTON ST WASHINGTON, IA 52353	113-115 E. Washington St	Map #87
PAREDES, INDELECIO & MARIA G.	1140 S IOWA AVE WASHINGTON, IA 52353	111 E. Washington St	Map #88
NAZLI, TAMER	509 WASHINGTON AVE #1 GRINNELL, IA 50112	109 E. Washington St	Map #89
JASON ENTERPRISES, LLC	1410 RIDGEVIEW CT WASHINGTON, IA 52353	202 S. Iowa Ave	Map #90
GLANDON, GARY W. & NANCY A.	2741 E TRIO LN WASHINGTON, IA 52353	200 S. Iowa Ave	Map #90
204 S IOWA AVE LLC c/o SCOTT FREEMAN	PO BOX 2659 IOWA CITY, IA 52244	204 S. Iowa Ave	Map #90
2FI, LLC c/o MARK KENDALL	206 S IOWA AVE WASHINGTON, IA 52353	206 S. Iowa Ave	Map #91
WOOD, KIMBERLY J. & MARK J.	432 E WASHINGTON ST WASHINGTON, IA 52353	210 S. Iowa Ave	Map #93
TWEETON, ANN M.	2444 KIWI AVE WASHINGTON, IA 52353	214 S. Iowa Ave	Map #94
MEDO, INC. c/o TOM LOWE	PO BOX 28 WASHINGTON, IA 52353	301 S. Iowa Ave	Map #95
FURNITURE DISTRIBUTORS, INC.	221 S IOWA AVE WASHINGTON, IA 52353	221 S. Iowa Ave 108 W. Jefferson St 116 W. Jefferson St	Map #96, 97, 98
STUTZMAN, WALTER E.	215 1/2 S IOWA AVE WASHINGTON, IA 52353	215-217 S. Iowa Ave	Map #99
CITY OF WASHINGTON	PO BOX 516 WASHINGTON, IA 52353	100 W. Washington St 207-209 S. Marion Ave 211 S. Marion Ave 120 N. Marion	Map #100, 3 lots
JARVIS BUILDING, L.L.C.	PO BOX 362 WASHINGTON, IA 52353	101-103 W. Washington St	Map #101
WOLF FLORAL, INC.	105 W WASHINGTON ST WASHINGTON, IA 52353	105 W. Washington St	Map #102
COALITION FOR SENIORS & COMMUNITY	107 W WASHINGTON ST WASHINGTON, IA 52353	107 W. Washington St	Map #103
WASHINGTON FREE PUBLIC LIBRARY FOUNDATION	120 E MAIN ST WASHINGTON, IA 52353	109 W. Washington	Map #104
CHMELAR, CATHERINE E.	133 ROSEMONT ST SAINT SIMONS ISLAND, GA 31522	119 W. Washington St	Map #105
KEITH, THARREN L. & DAWN E.	2484 ROBBINS CT WASHINGTON, IA 52353	117 W. Washington St	Map #105

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Property owner	Mailing address	Property address	Map #
J & J PARTNERSHIP	123 W WASHINGTON ST WASHINGTON, IA 52353	121 W. Washington St 123 W. Washington St	Map #106, 107
RICHARDSON, MIKE & GENA	125 1/2 W WASHINGTON ST WASHINGTON, IA 52353	125 W. Washington St	Map #107
JOHNSON, SANDRA	696 PERDOCK CT WASHINGTON, IA 52353	210-212 S. Marion Ave	Map #108
GAY, BRIAN	208 1/2 S MARION AVE WASHINGTON, IA 52353	208 S. Marion Ave	Map #108
OWEN, M. JOHN	PO BOX 455 WASHINGTON, IA 52353	220 S. Marion Ave	Map #109
ROSS, JOAN C.	2159 LEXINGTON BLVD WASHINGTON, IA 52353	222 S. Marion Ave	Map #110
TORIZ, ARACELY & JORGE S. CASTILLO	525 W 3RD ST WASHINGTON, IA 52353	201 S. Marion Ave	Map #111
FLORYANOVICH, SERGEY DR.	4028 ERICA BLVD SW OXFORD, IA 52322	205 S. Marion Ave	Map #112
MARION AVENUE BAPTIST CHURCH	215 S MARION AVE WASHINGTON, IA 52353	213 S. Marion Ave 215 S. Marion Ave	Map #113, 114
LUMBERG, SCOTT A. & TORI S.	1309 E TAYLOR ST WASHINGTON, IA 52353	201 N. Iowa Ave	lot

Washington Downtown Historic District
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Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

The photographs of the Washington Downtown Historic District, Washington County, Iowa, were taken by Rebecca Lawin McCarley, SPARK Consulting, on October 29, 2012. The digital photographs were printed with HP 100 photo gray Vivera ink on HP Premium Plus Photo Paper (high gloss). The photographs were also submitted digitally, per current guidelines. A sketch map depicting the location of the photographs is found on the following page.

1. Central Park (Map #100), camera looking northwest.
2. Washington County Courthouse and 200 block of W. Main Street, camera looking northeast.
3. West side of 100 block of N. Marion Ave, camera looking northwest.
4. North side of square (100 block of W. Main Street), camera looking northeast.
5. North side of 100 block of E. Main Street, camera looking northeast.
6. 100 block of W. 2nd Street, camera looking west from Iowa Avenue.
7. West side of square (100 block of S. Marion Ave), camera looking southwest.
8. East side of square (100 block of S. Iowa Avenue), camera looking northeast.
9. Brindley's Standard Service Station at 202 E. Washington (Map #85), camera looking northeast.
10. South side of 100 block of E. Washington Street, camera looking southwest.
11. East side of 200 block of S. Iowa Avenue, camera looking southeast.
12. South side of square (100 block of W. Washington), camera looking southwest.
13. South side of square and east side of 200 block of S. Marion Avenue, camera looking southeast
14. 200 block of S. Marion Avenue, camera looking north.

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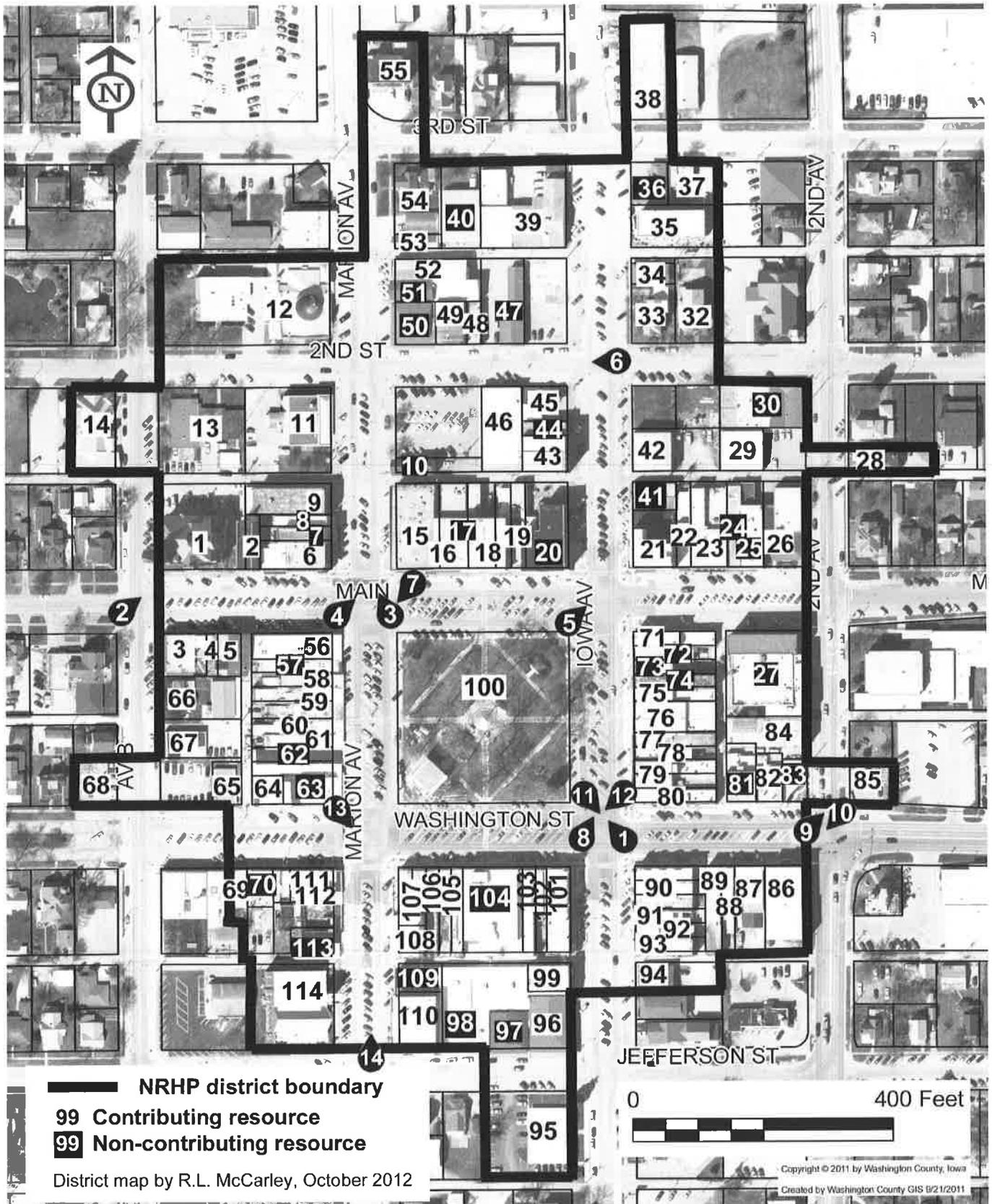


Figure 1. Photograph key

Washington Downtown Historic District
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Maps:

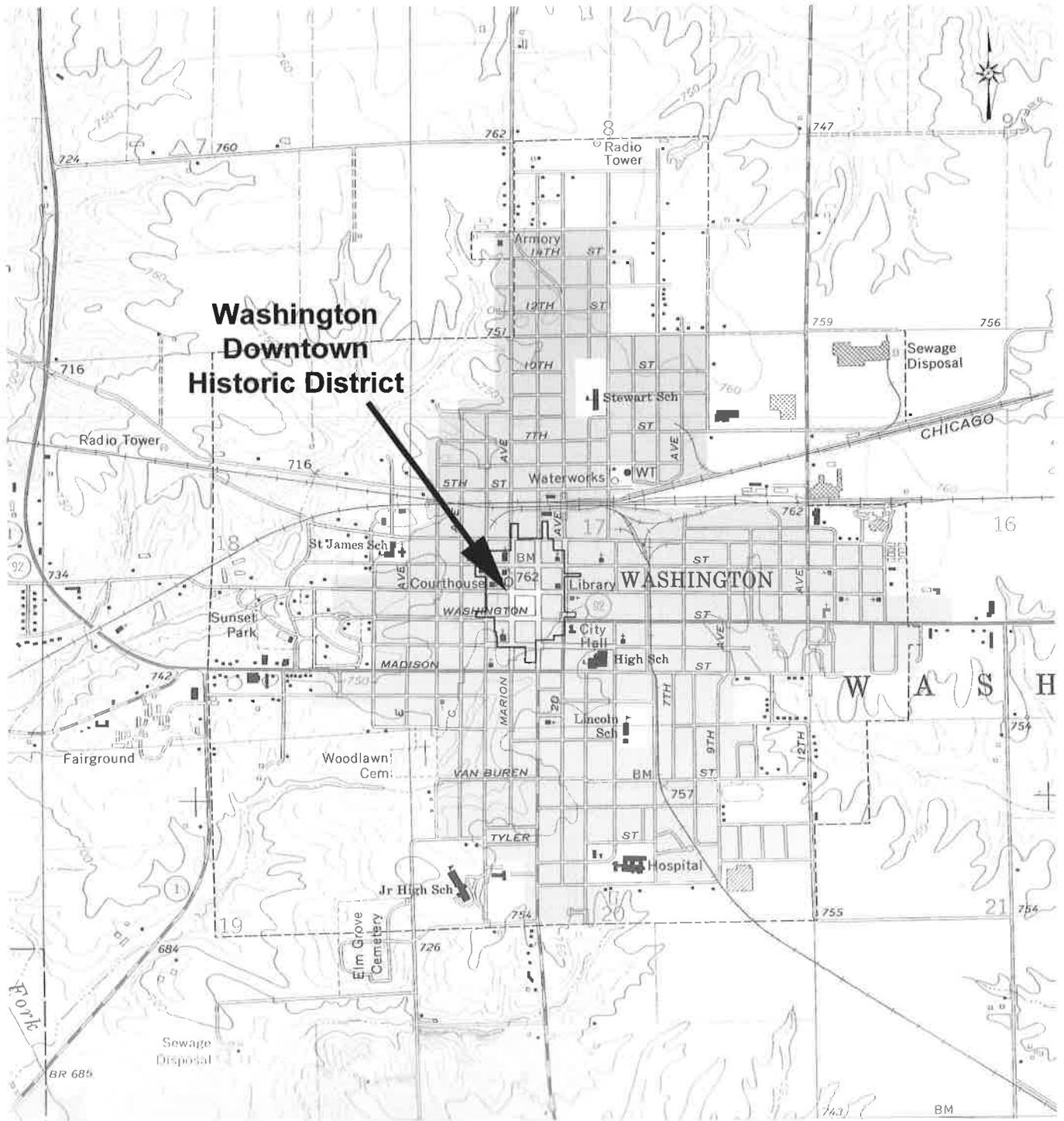


Figure 2. Location map

USGS topographical quadrangle map, 1:24000 scale, 1969

Washington Downtown Historic District
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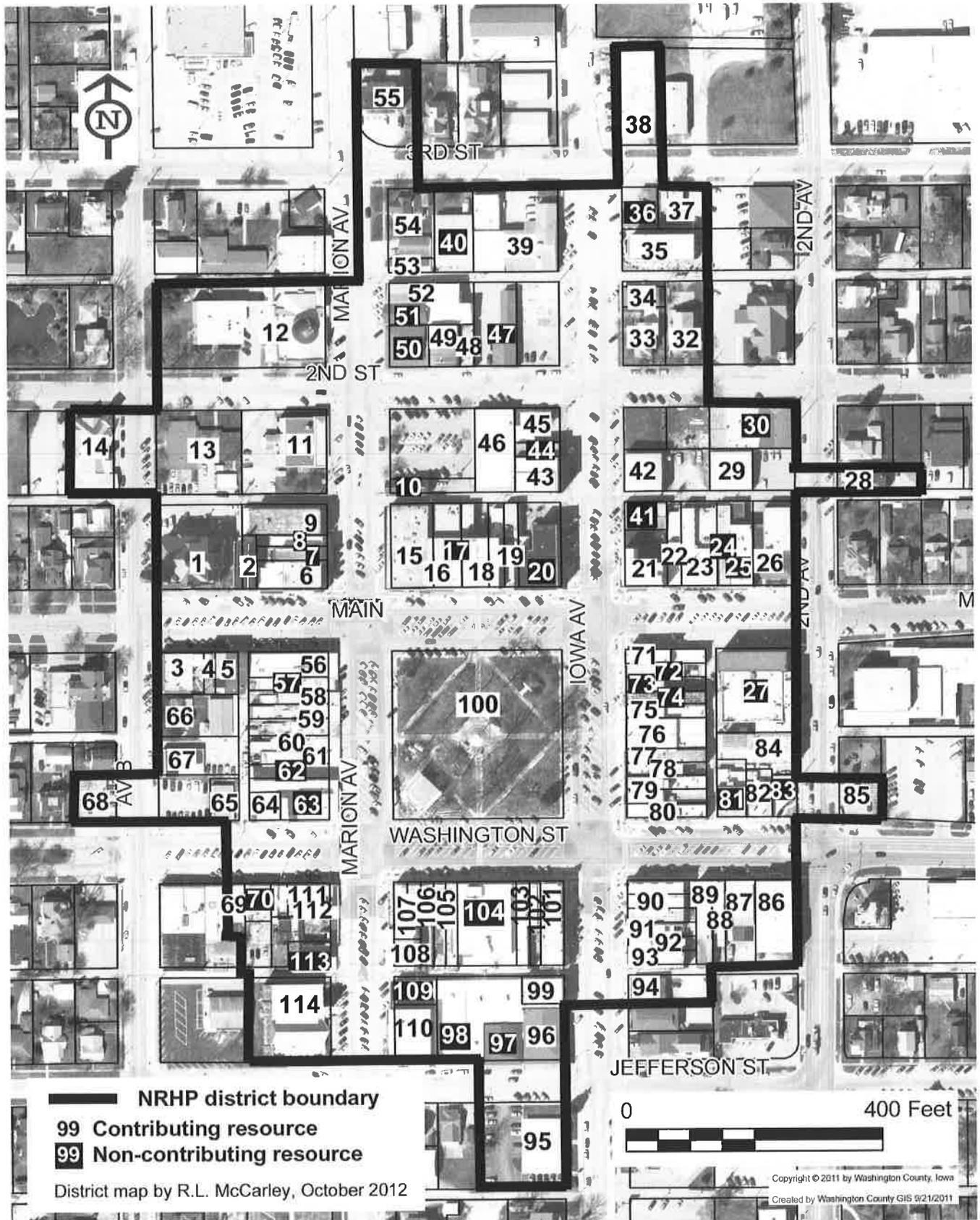


Figure 3. District map with National Register boundary. (Note: #31 is not assigned to any building)

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Images:

The Evening Journal, Washington, Iowa — Centennial Edition — August, 1939

Original Plat of Washington, Iowa

(According to a survey made June 17, 1839, by I. M. Snyder)



Figure 4. Original plat of Washington from 1839, with district boundary overlaid.

note: north is to the left

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THE BRYSON HOUSE IN 1870—This building was one of the leading hostelrys in this section of Iowa. It still serves the public, the name being changed to The Colehso.

Figure 5. Bryson House as it appeared in 1870 (Map #20, now façade clad in metal)

(Washington Journal, July 1936, 88).

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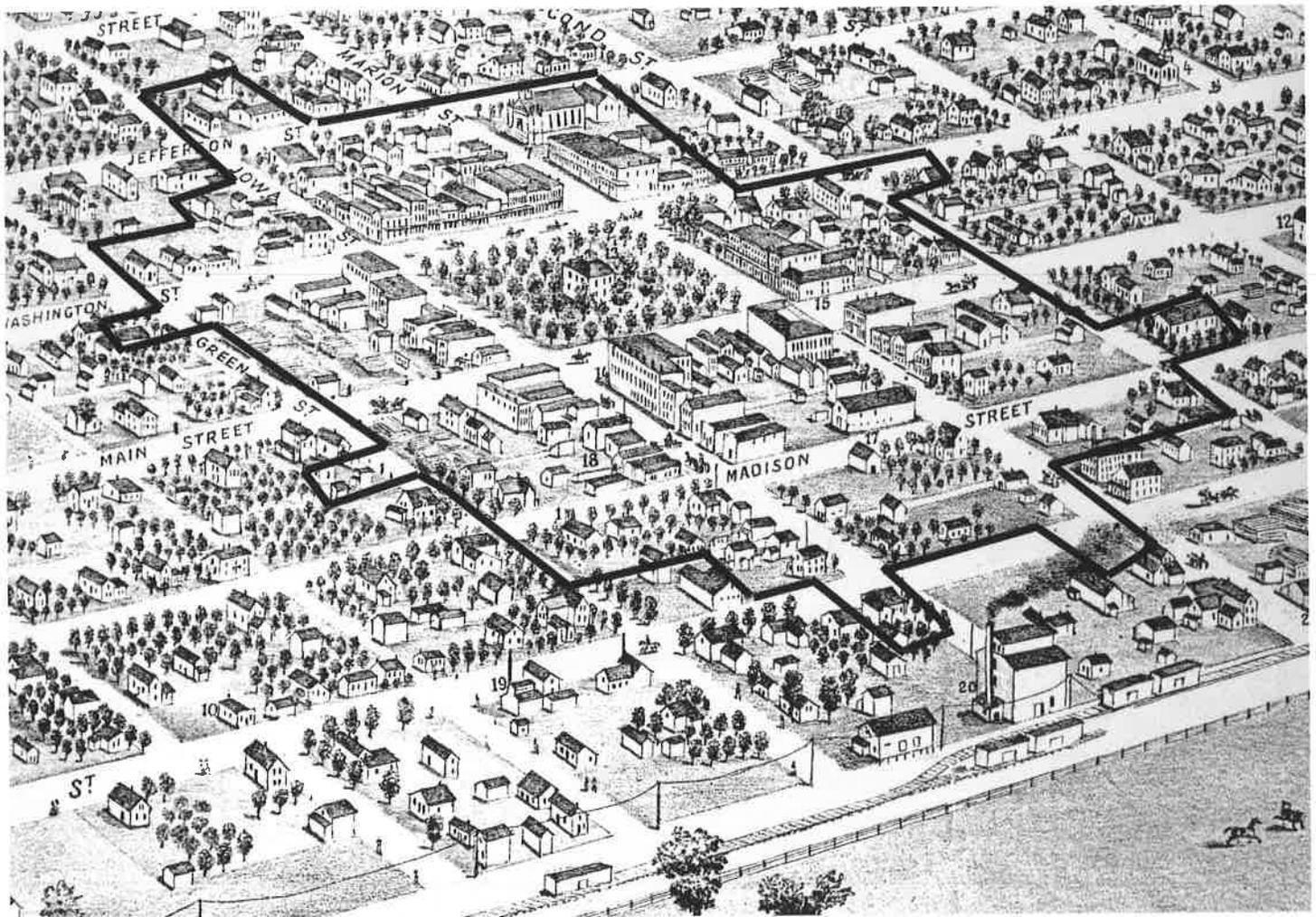
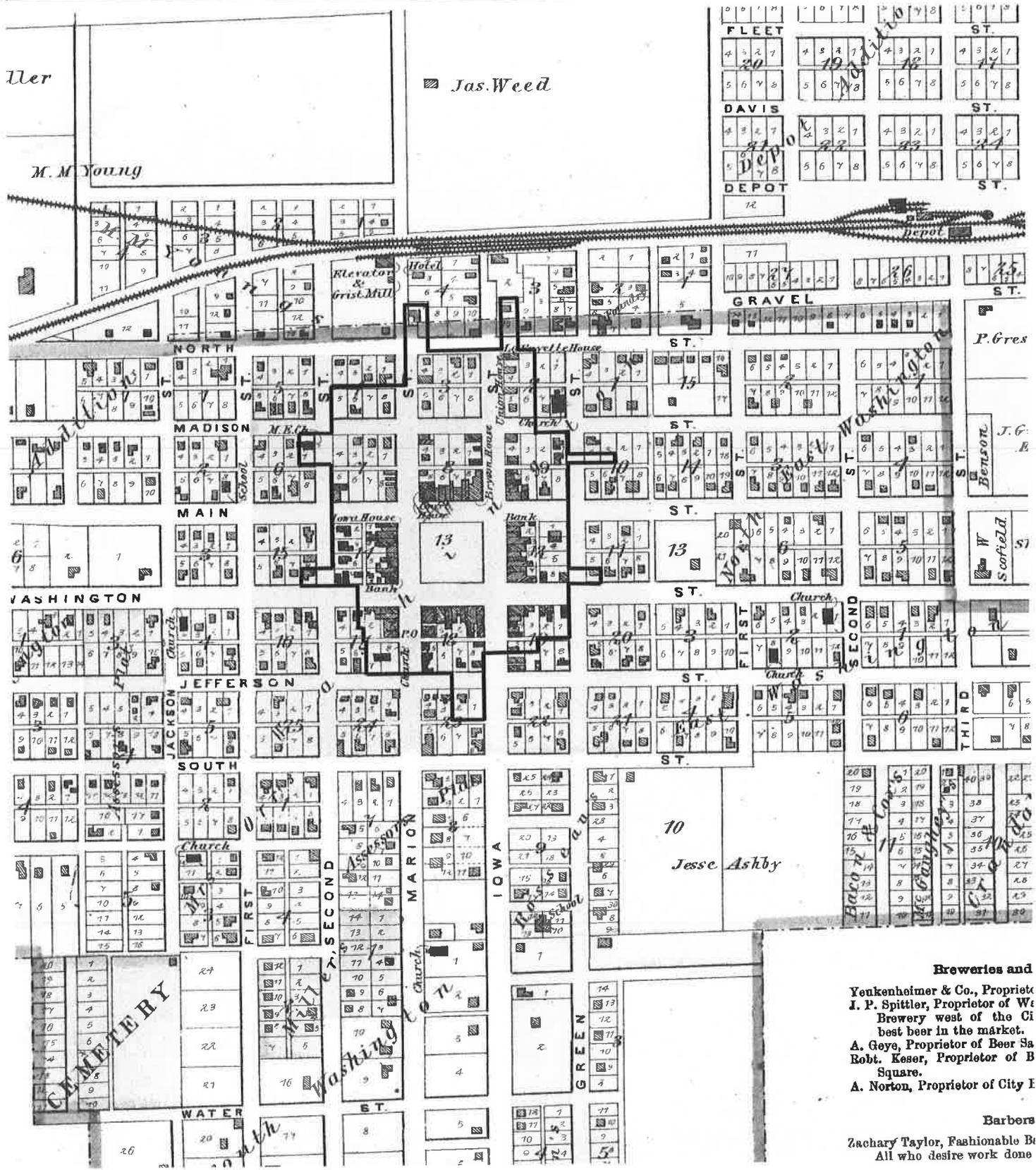


Figure 6. 1869 birds-eye view of Washington, looking southwest from near railroad, with district boundary roughly overlaid (Koch 1869).

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Breweries and
 Yenkenheimer & Co., Proprietor
 J. P. Spittler, Proprietor of W
 Brewery west of the Ci
 best beer in the market.
 A. Geye, Proprietor of Beer Sa
 Robt. Keiser, Proprietor of B
 Square.
 A. Norton, Proprietor of City I

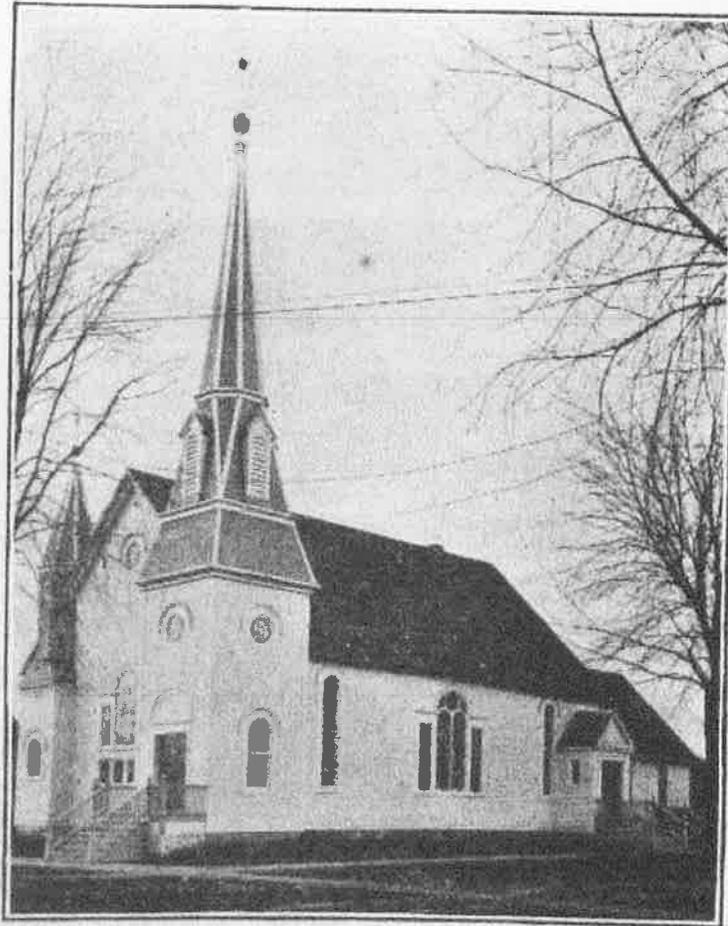
Barbers
 Zachary Taylor, Fashionable B
 All who desire work done

Figure 7. 1874 map of Washington, with district boundary overlaid (Harrison & Warner 1874: 22-23).

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The Baptist Church



This is an old picture of the Washington Baptist church, showing how it looked before being remodeled and enlarged.

Figure 8. Baptist Church built in 1871, as it appeared in the late 19th century (later remodeled, east of Map #32) (*Evening Journal*, August 1939, 78).

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Figure 9. Adair Brothers Drug Store (106 S. Iowa, Map #74) and Williams Boot and Shoe Store (108 S. Iowa, Map #75) in the 1870s (both facades later remodeled) (Conger House Collection, Washington).

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THE ANNEX HOTEL

HARRY B. SOWDEN, Manager

2 blocks north of the square on North Marion Ave.

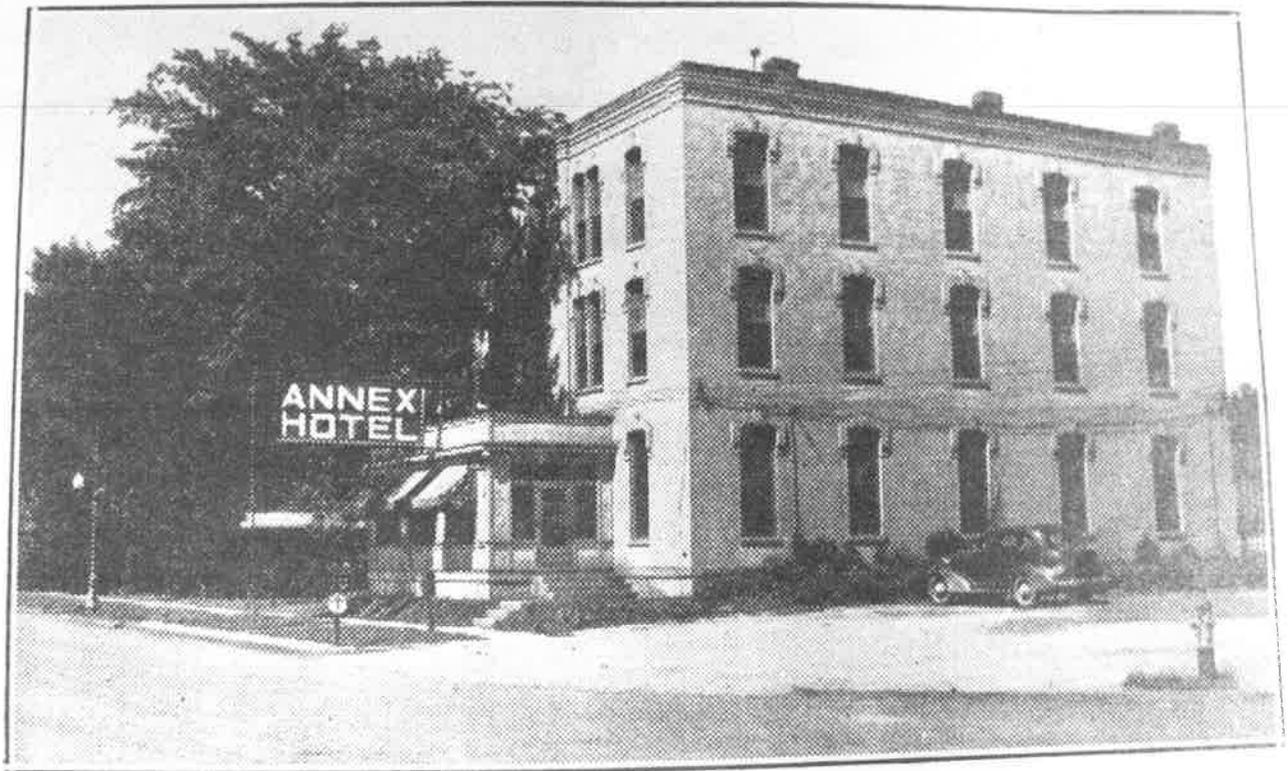


Figure 10. Pennsylvania House (1876) as it appeared in later years (Map #55) (*Evening Journal*, July 1936, 85).

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Figure 11. Crawford Block (1879-80, Map #43) as it appeared in 1971 before the bridge and rear addition to the Bryson Hotel to the south (left) was demolished (composite image) (Wagner 1971).

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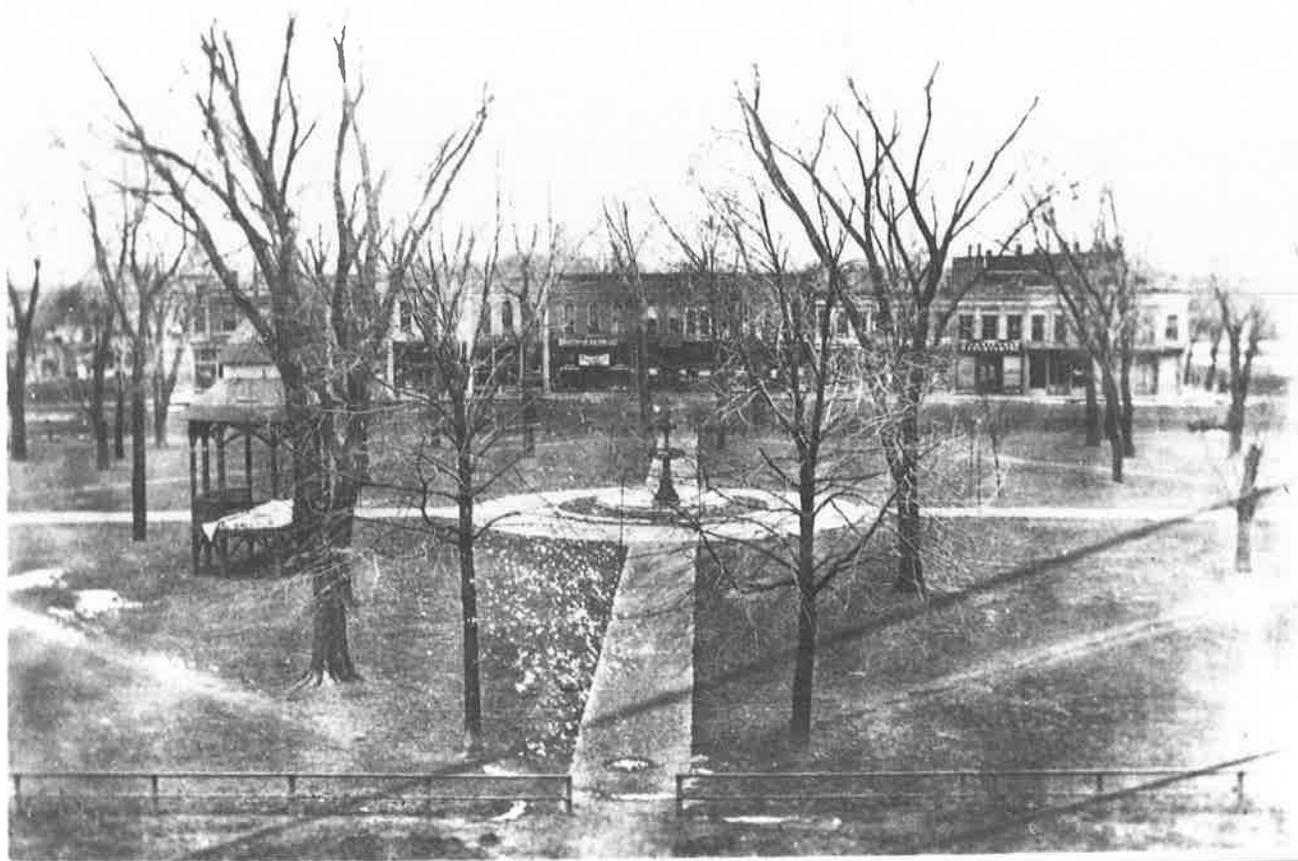


Figure 12. Central Park in 1870s with old wood fence, looking south (Map #100) (Patterson collection).

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Figure 13. Views of the Washington County Courthouse (and City Hall to right) from the 1920s (Map #1).

(Patterson collection)

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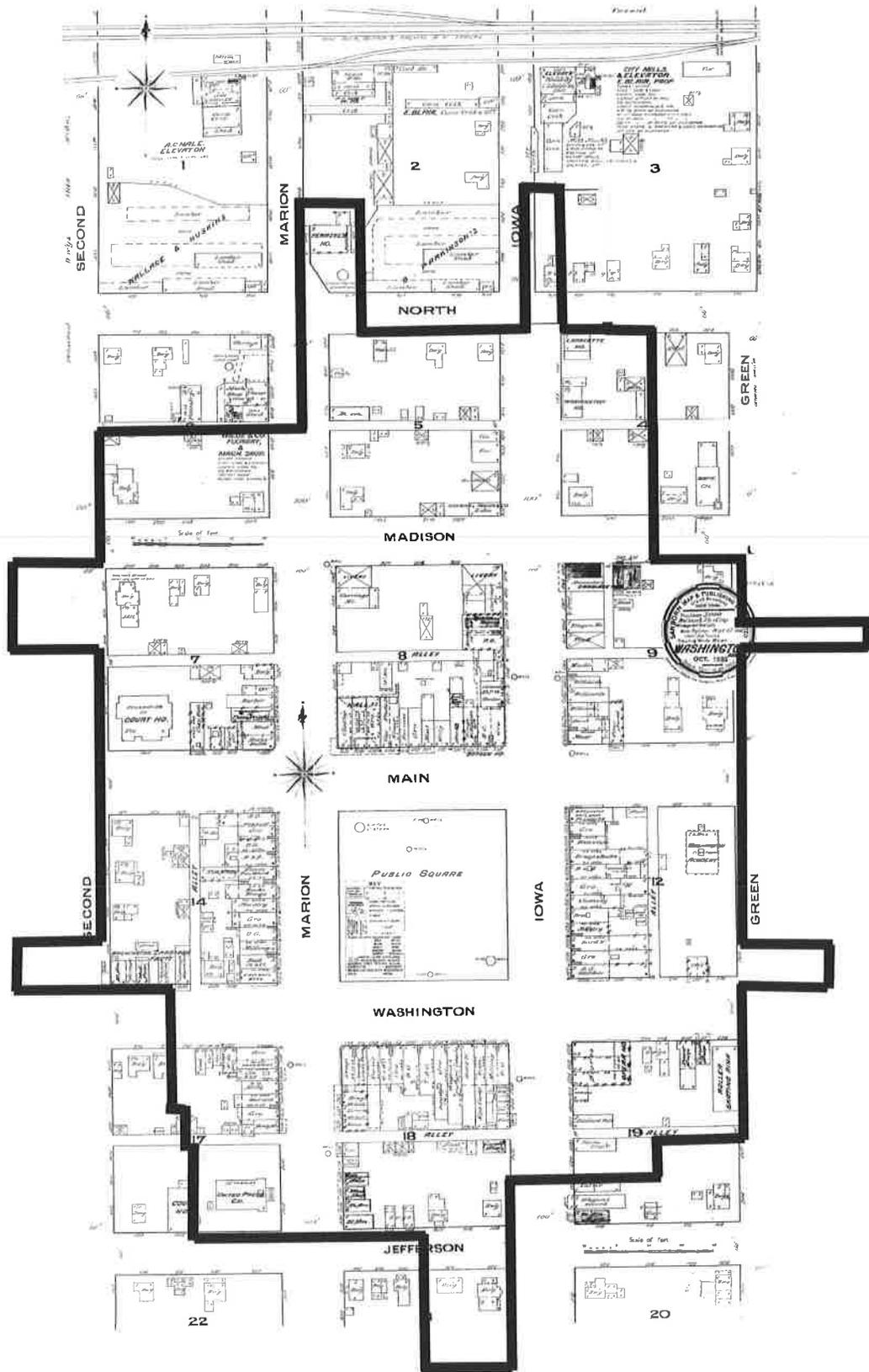


Figure 14. 1885 Sanborn fire insurance map, with district boundary overlaid (Sanborn Map Company 1885).

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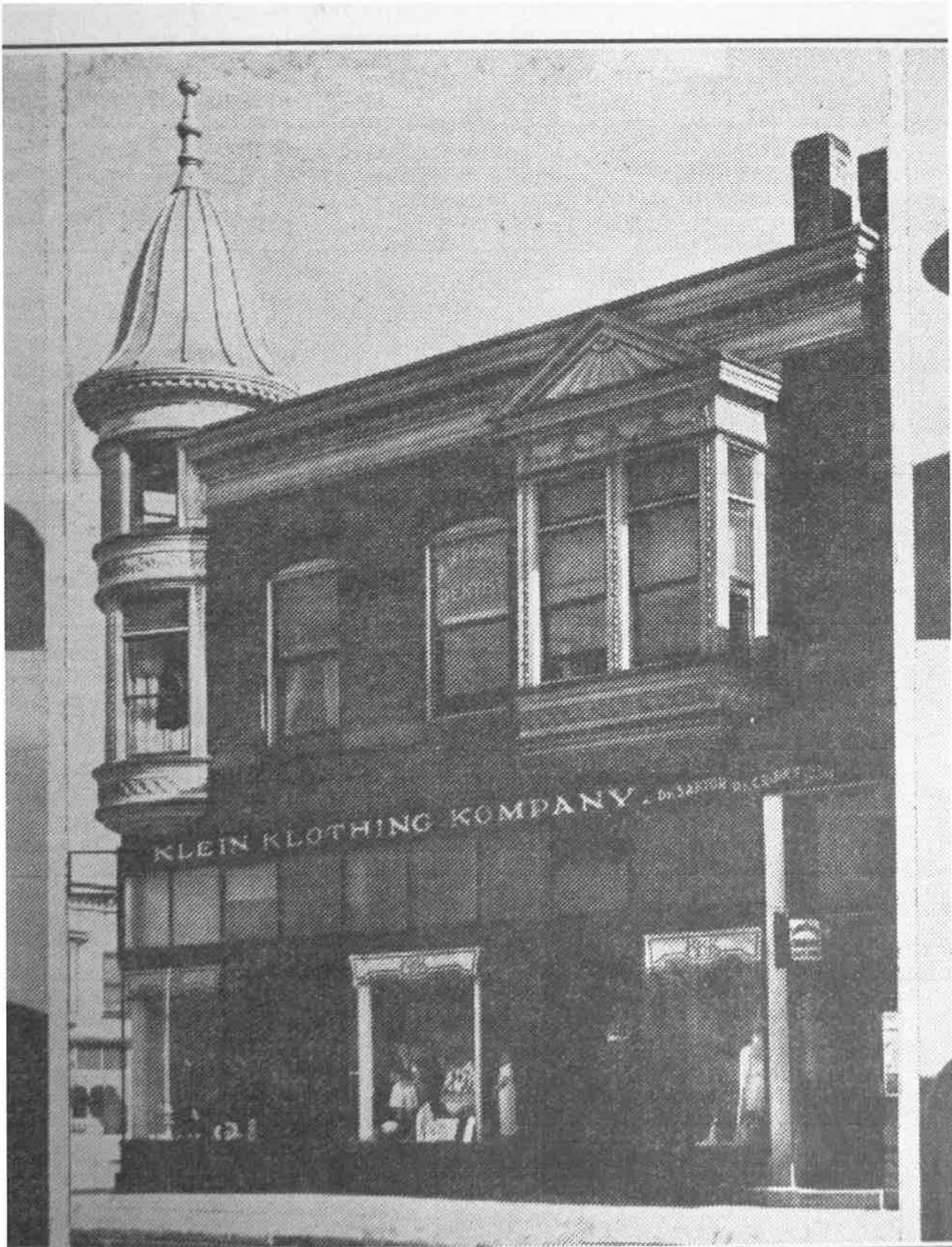


Figure 15. L. Smouse Block built in 1891 at 101-103 W. Washington (Map #101) (*Evening Journal*, July 1936, 107).

Washington Downtown Historic District
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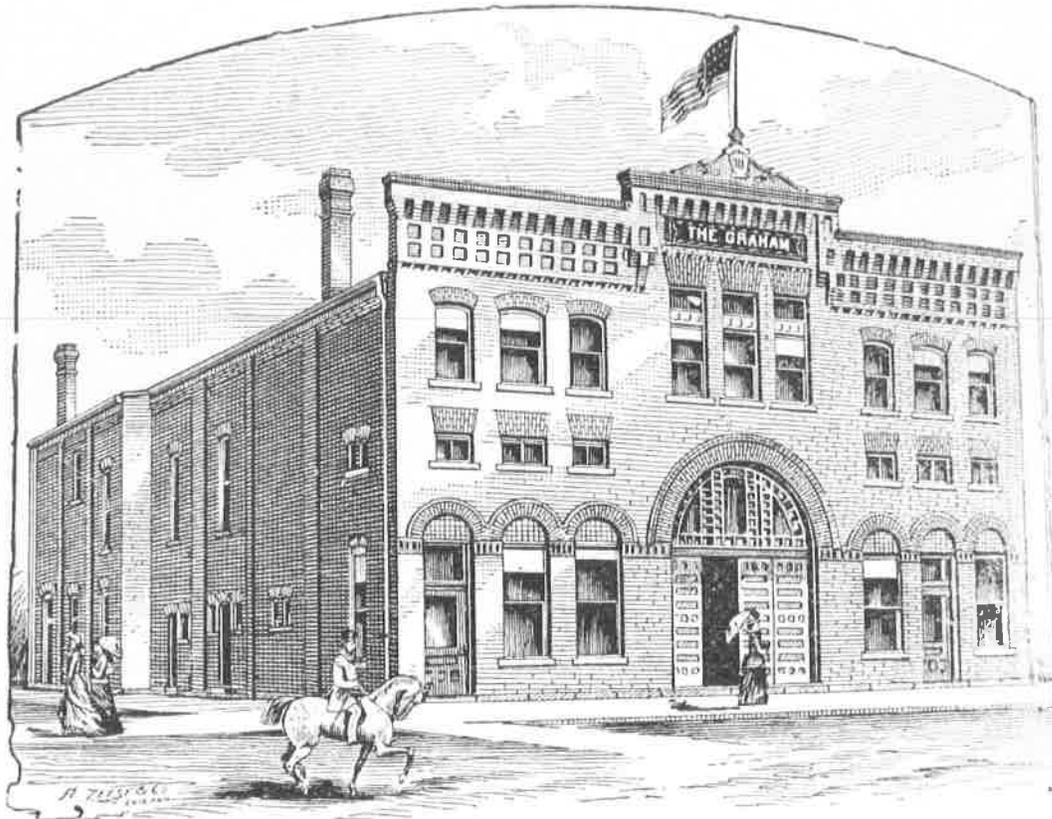
Washington County, Iowa
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Figure 16. Columbian Block completed in 1893, detail of storefront column from local Wilde & Co (Map #90) (McCarley 2011).

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The Graham “opera house,” pictured here, was erected in 1894. It is still used as a theater, having been extensively remodeled and vastly improved and re-named the State.

**Figure 17. Graham Opera House built at 123 E. Washington in 1893 (Map #86)
(*Evening Journal*, August 1939, 26).**

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Figure 18. Buildings remodeled in Queen Anne style at 117-119-121-123-125 W. Washington (Map #105-107) (1910s postcard, Patterson Collection).

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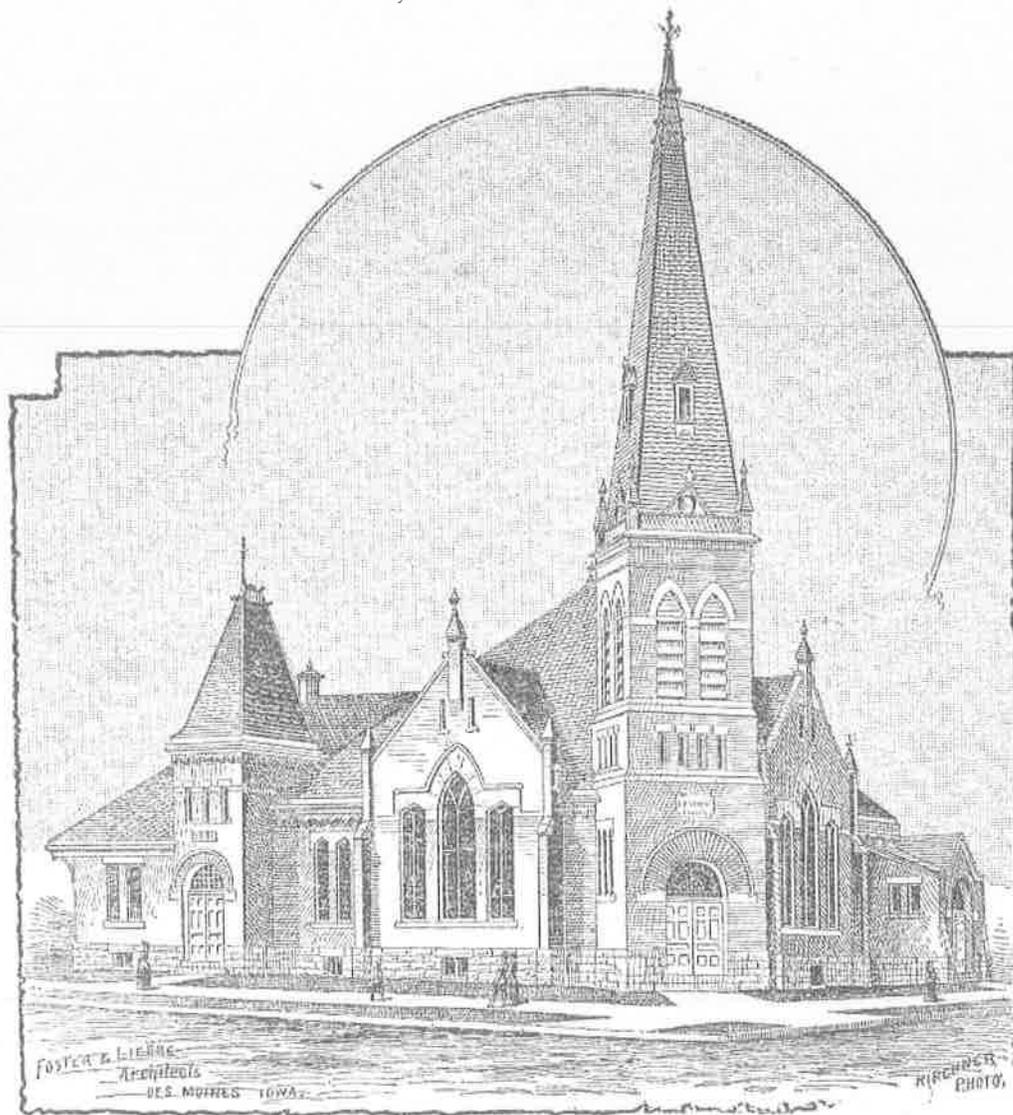
Figure 19. Kerchner Block built in 1892, detail of storefront columns from Niver's Foundry (Map #5) (McCarley 2011).

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SOUVENIR.

Dedication of the Methodist Episcopal Church,
WASHINGTON, IOWA,
APRIL 10, 1892.



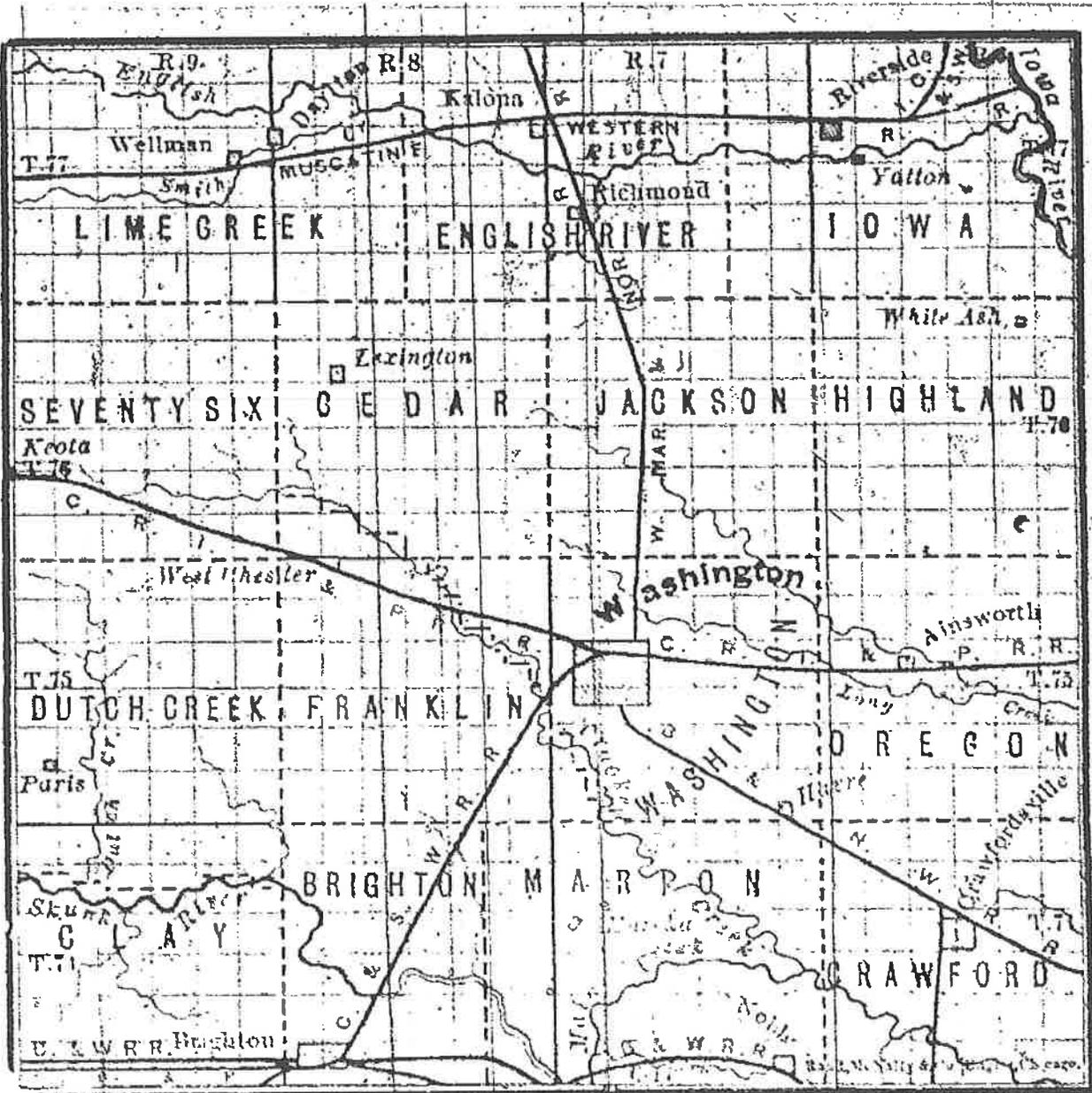
WITH THE
ORGAN RECITAL. APRIL 7. 1892.

PRESS PRINT.

Figure 20. Methodist Episcopal Church at 301 W. 2nd Street built in 1891-92 (Map #14) (Patterson collection).

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MAP OF WASHINGTON COUNTY.

Figure 21. Railroads in Washington County (Washington Gazette, January 6, 1893, 1).

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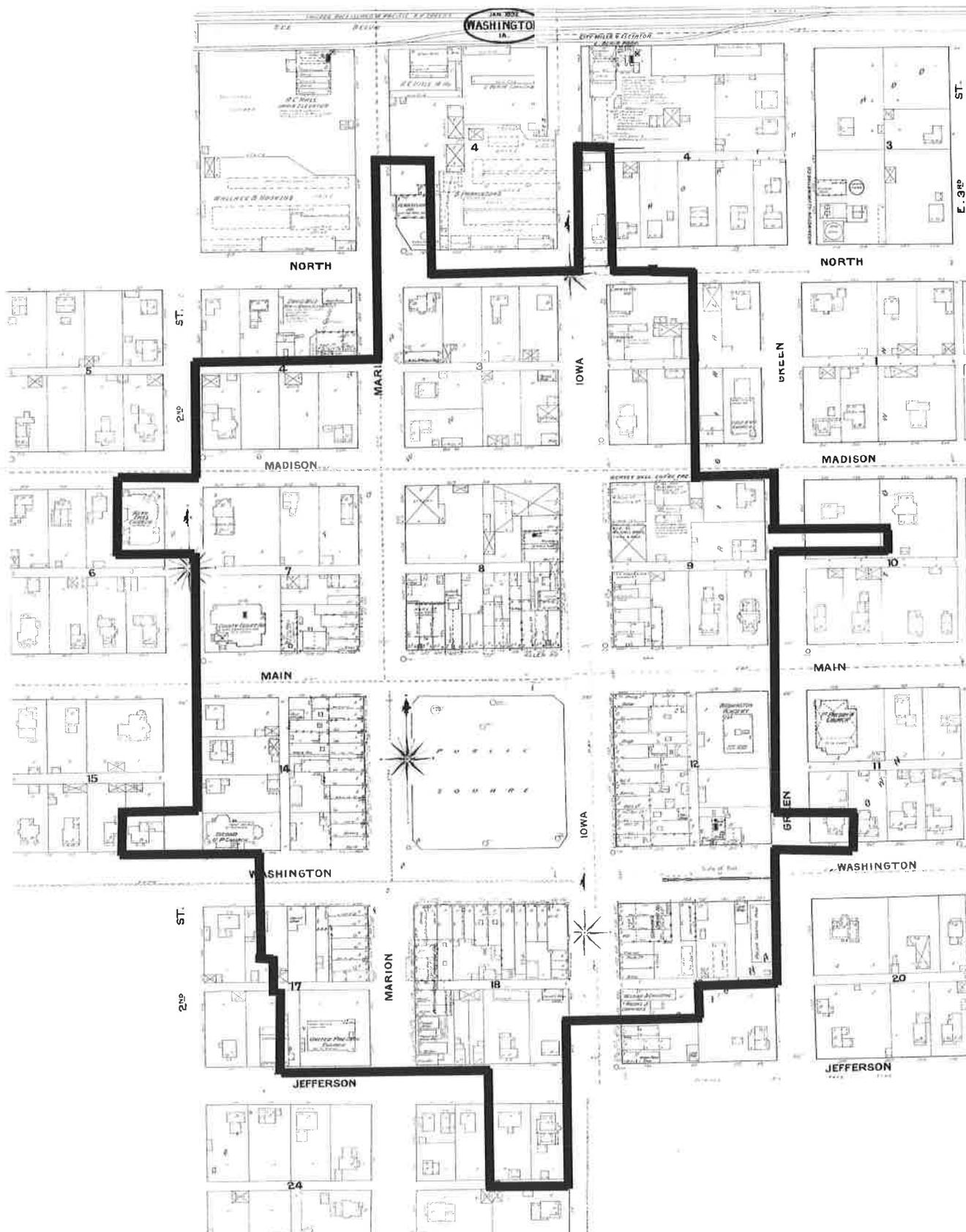


Figure 22. 1892 Sanborn fire insurance map, with district boundary overlaid (Sanborn Map Company 1892).

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Figure 23. 1894 map of Washington, with district boundary overlaid.

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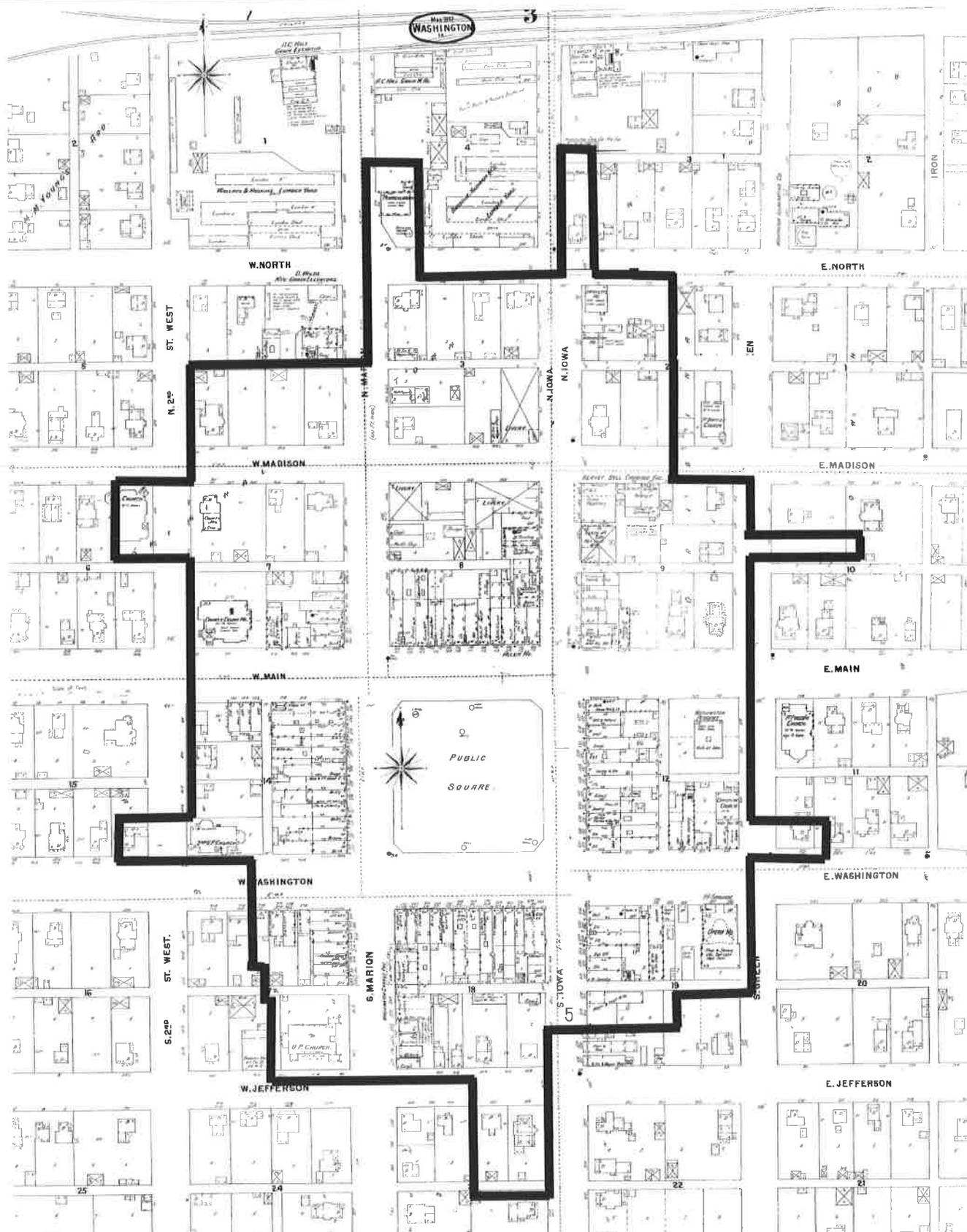


Figure 24. 1897 Sanborn fire insurance map, with district boundary overlaid (Sanborn Map Company 1897).

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Figure 25. East side of square (100 block S. Iowa) in late 1890s (Patterson collection).



155 N. side of Square, Washington, Ia.

International Stereograph Co., Decatur, Ill.

Figure 26. North side of square (100 block W. Main) with buildings constructed from 1860s to 1890s (Patterson collection).

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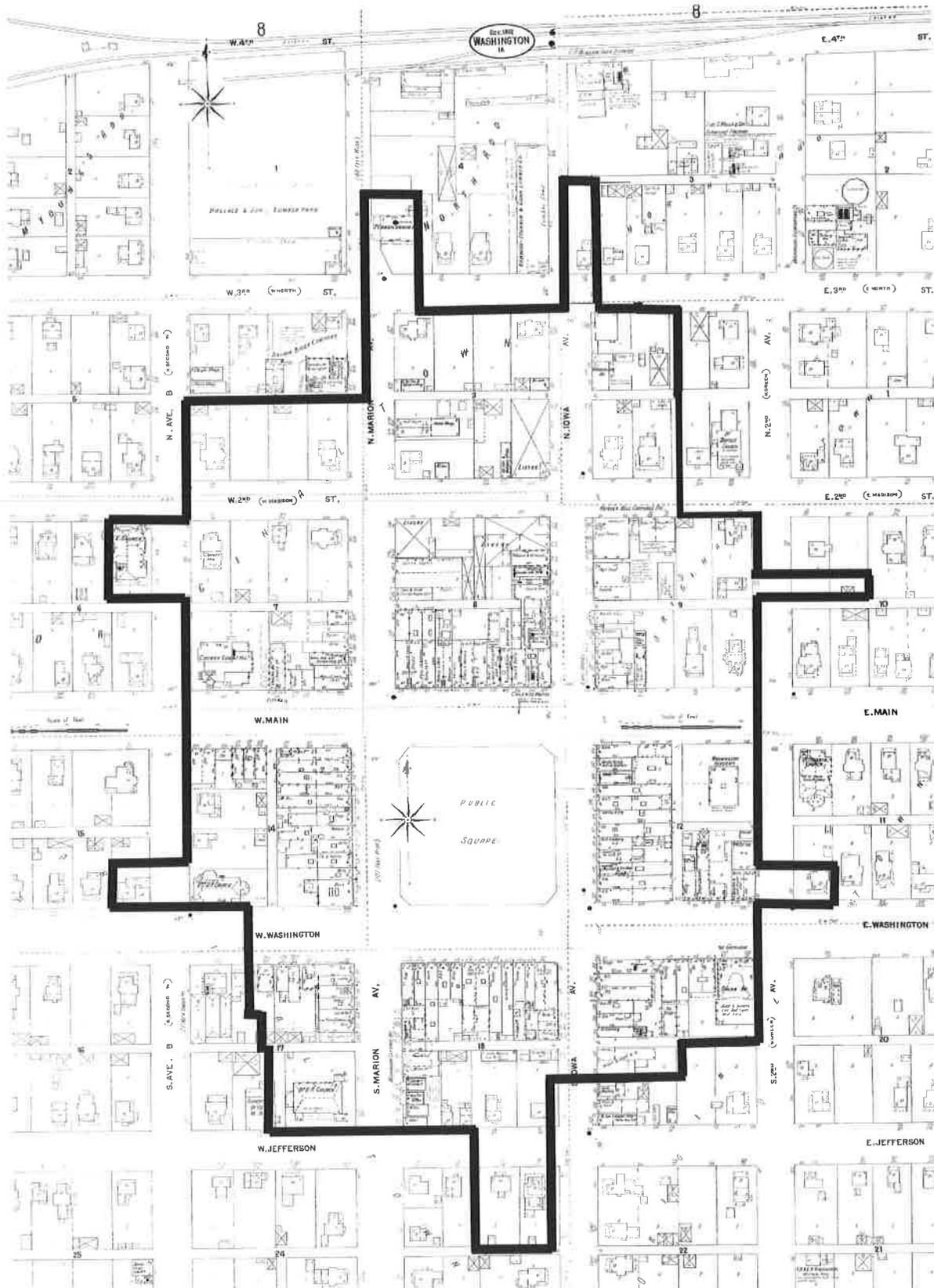


Figure 27. 1902 Sanborn fire insurance map, with district boundary overlaid (Sanborn Map Company 1902).

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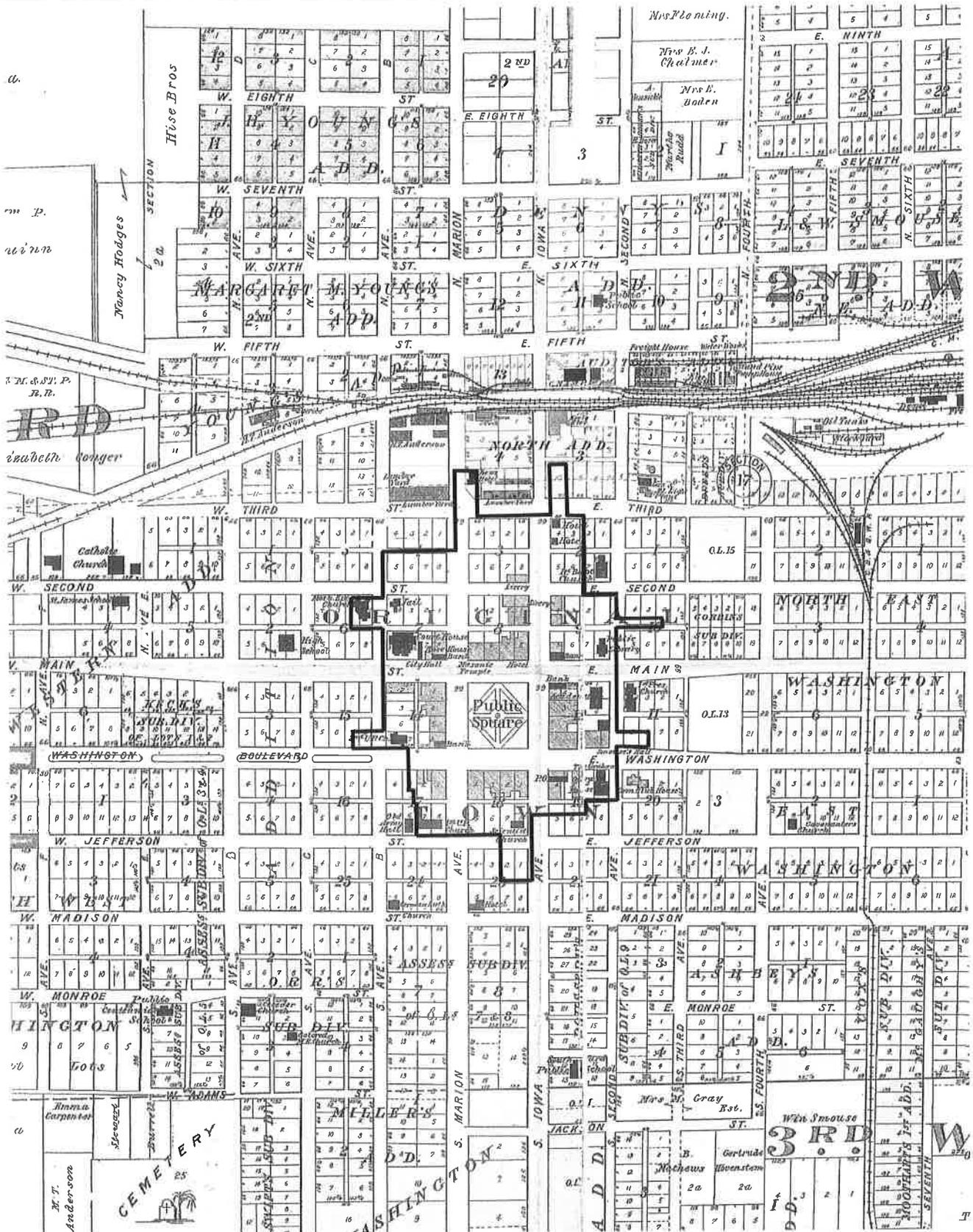


Figure 28. 1906 map of Washington, with district boundary overlaid (Iowa Publishing Company 1906).

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Figure 29. Central Park, looking north at fountain and bandstand (Map #100) (Patterson collection).



Figure 30. Central Park in 1910, looking southwest at fountain (Map #100) (Patterson collection).

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Washington County, Iowa
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Figure 31. 100 block of E. Washington in 1900s, looking west (left: Graham Opera House (Map #86), Roberts Building with two oriel windows, then Washington Illuminating Co; right: gable-roof building, Vienna Bakery with added oriel windows, then 1891 W. Smouse Building). Also, note the hanging street light (Patterson collection).

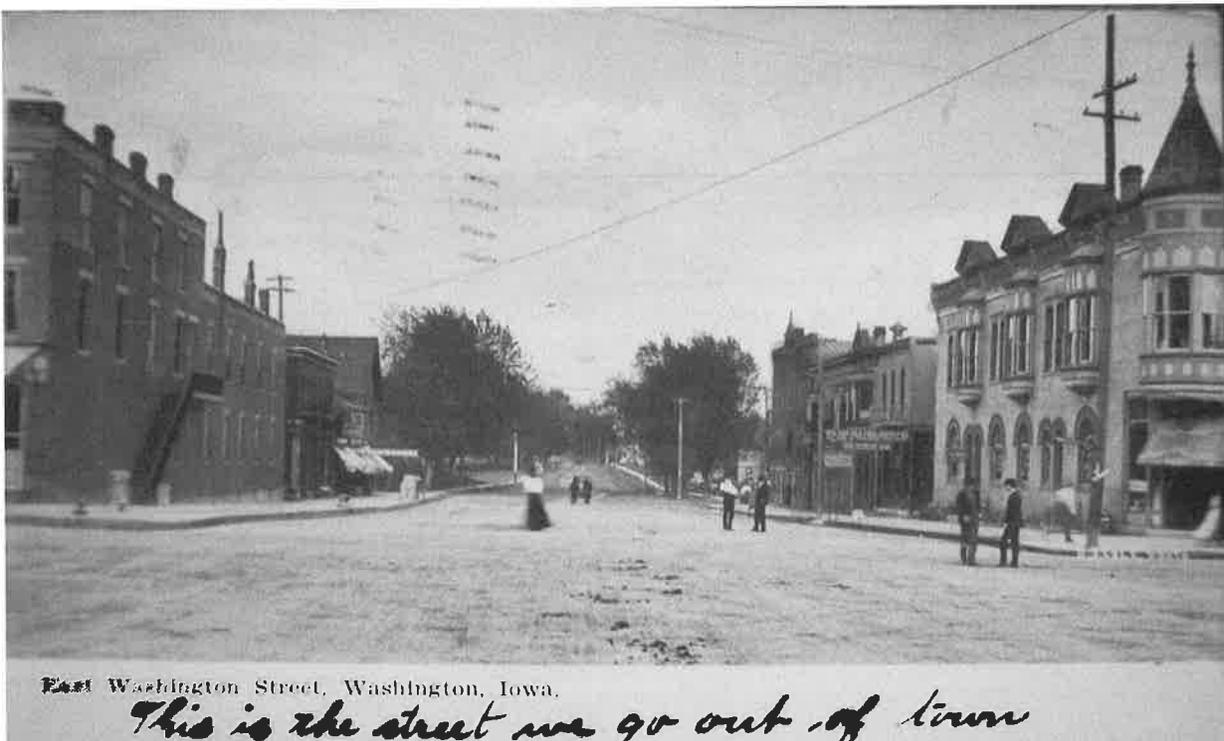


Figure 32. 100 block of E. Washington in 1900s, looking east (Blair Building on corner at left, Map #80; Columbian Block on corner on right, Map #90).

Washington Downtown Historic District
Name of Property

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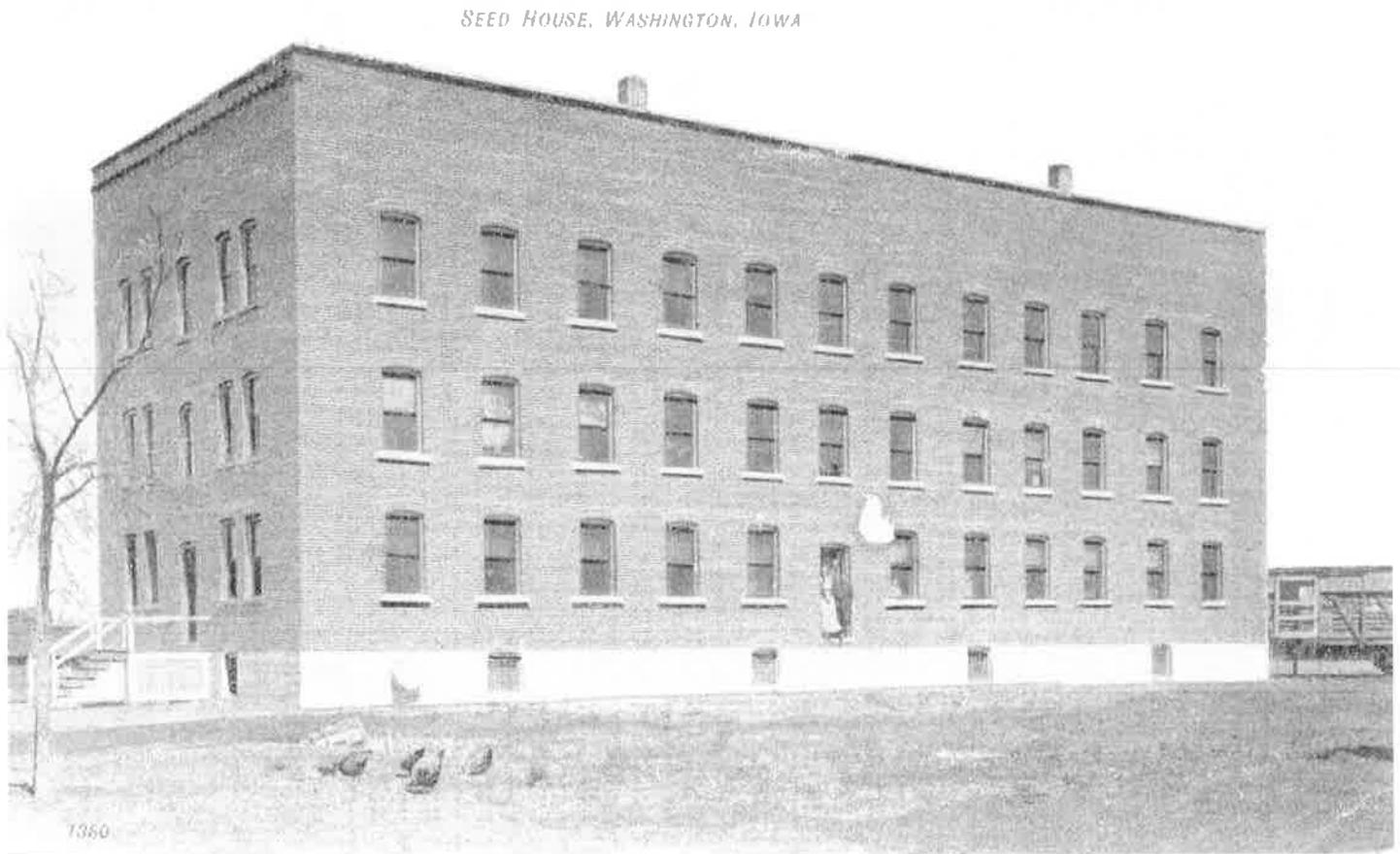


Figure 33. F.B. Mills Seed Company, built in 1907 (moved to Map #35) (Patterson collection).

Washington Downtown Historic District
Name of Property

Washington County, Iowa
County and State

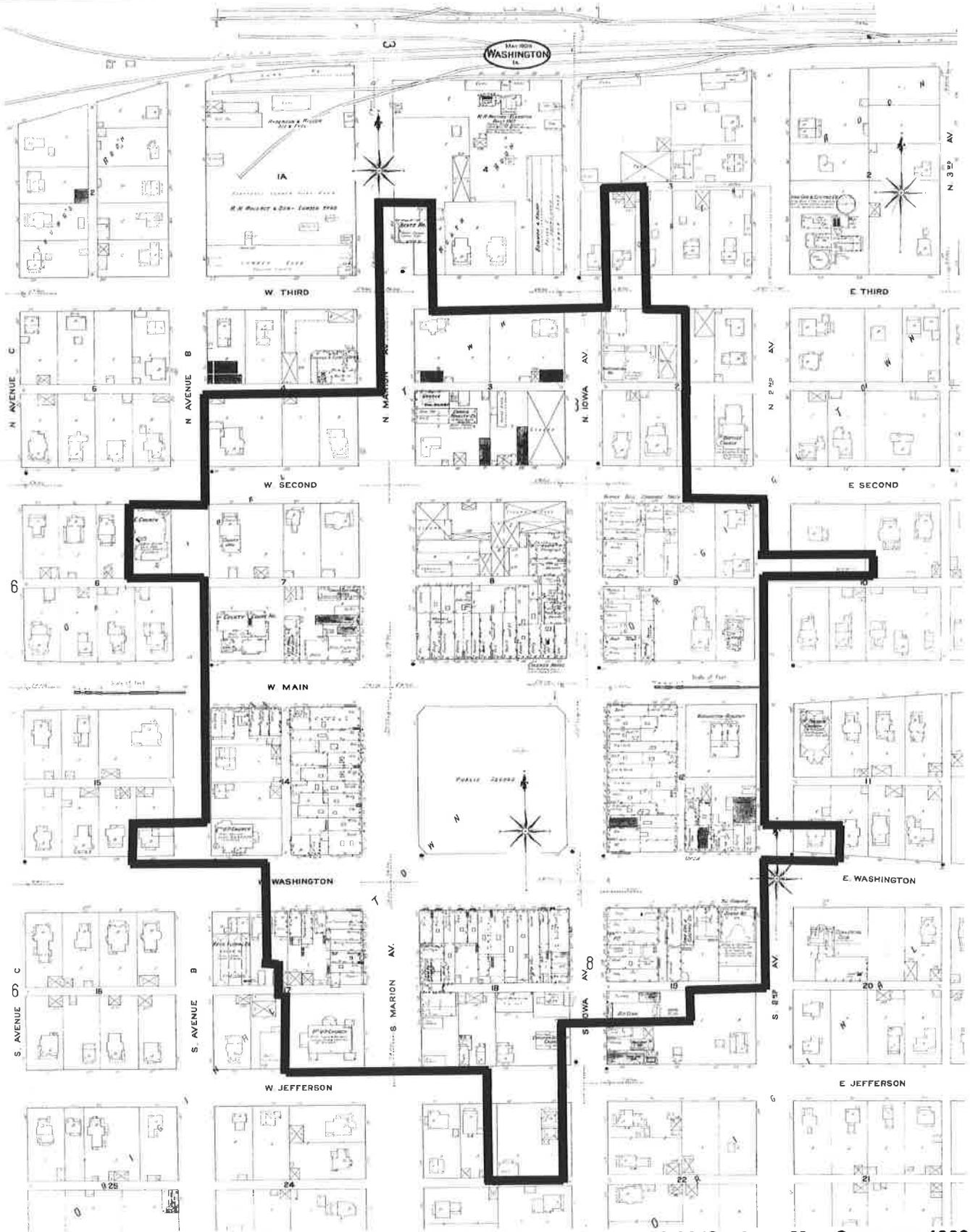


Figure 34. 1909 Sanborn fire insurance map, with district boundary overlaid (Sanborn Map Company 1909).

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Figure 35. North side of square (100 block of W. Washington) prior to 1912, looking east (Patterson collection).



Figure 36. West side of square (100 block of S. Marion), looking north after 1908 façade remodel with oriel windows of Stewart Building (Map #59) and Mount Building (Map #58) (Patterson collection).

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Figure 37. South side of square (100 block of W. Washington) in early 1900s, looking west (Patterson collection).



Figure 38. East side of the square (100 block S. Iowa) around 1911, looking southeast (Patterson collection).

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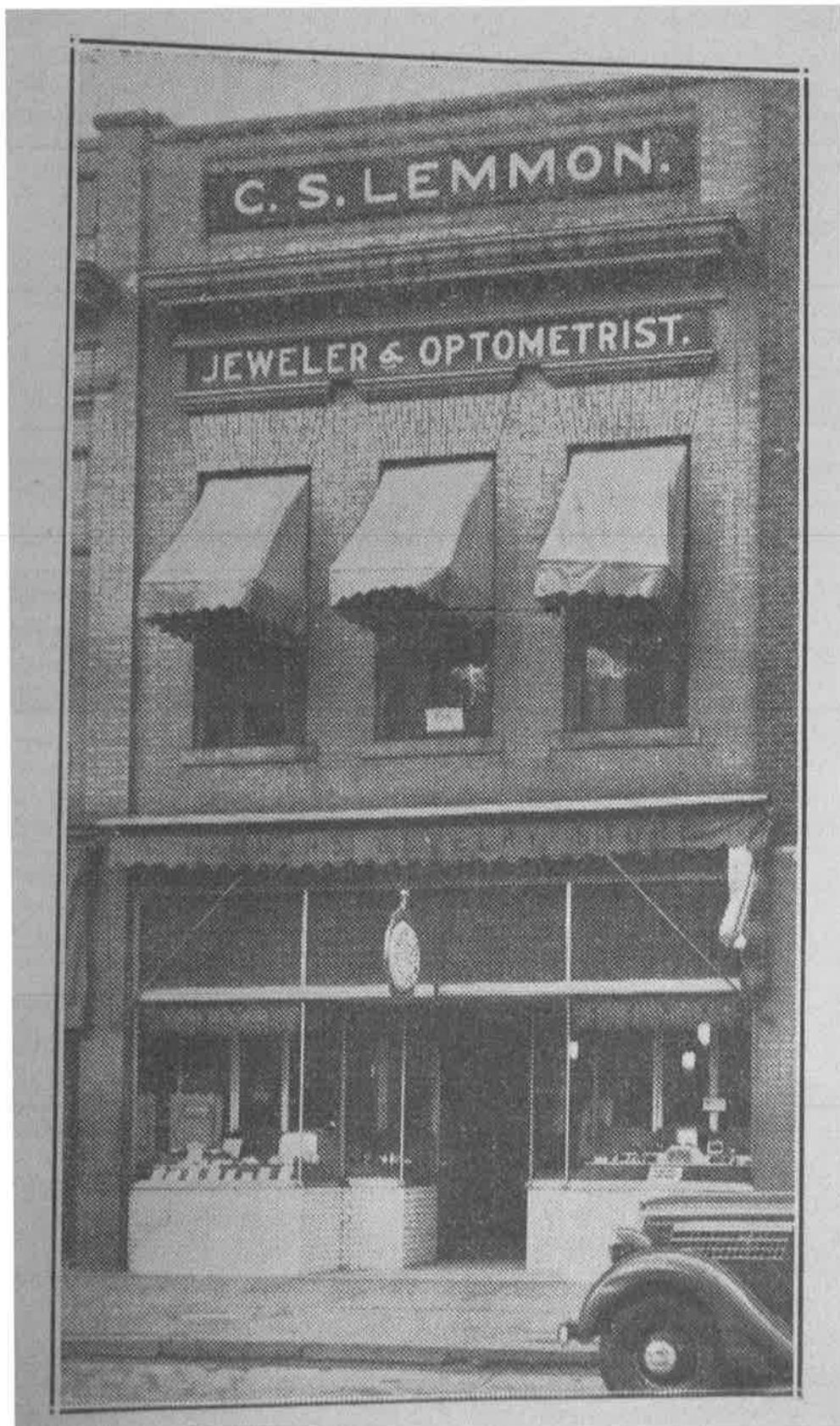


Figure 39. New façade of Lemmon Jewelry at 116 S. Iowa (Map #78) (*Evening Journal*, July 1936, p73).

Washington Downtown Historic District
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County and State



Figure 40. 200 block of S. Marion, looking northwest, after c.1910 rusticated concrete block façade applied to 205 S. Marion (Map #112) before c.1912 remodel of corner grocery building (Patterson collection).

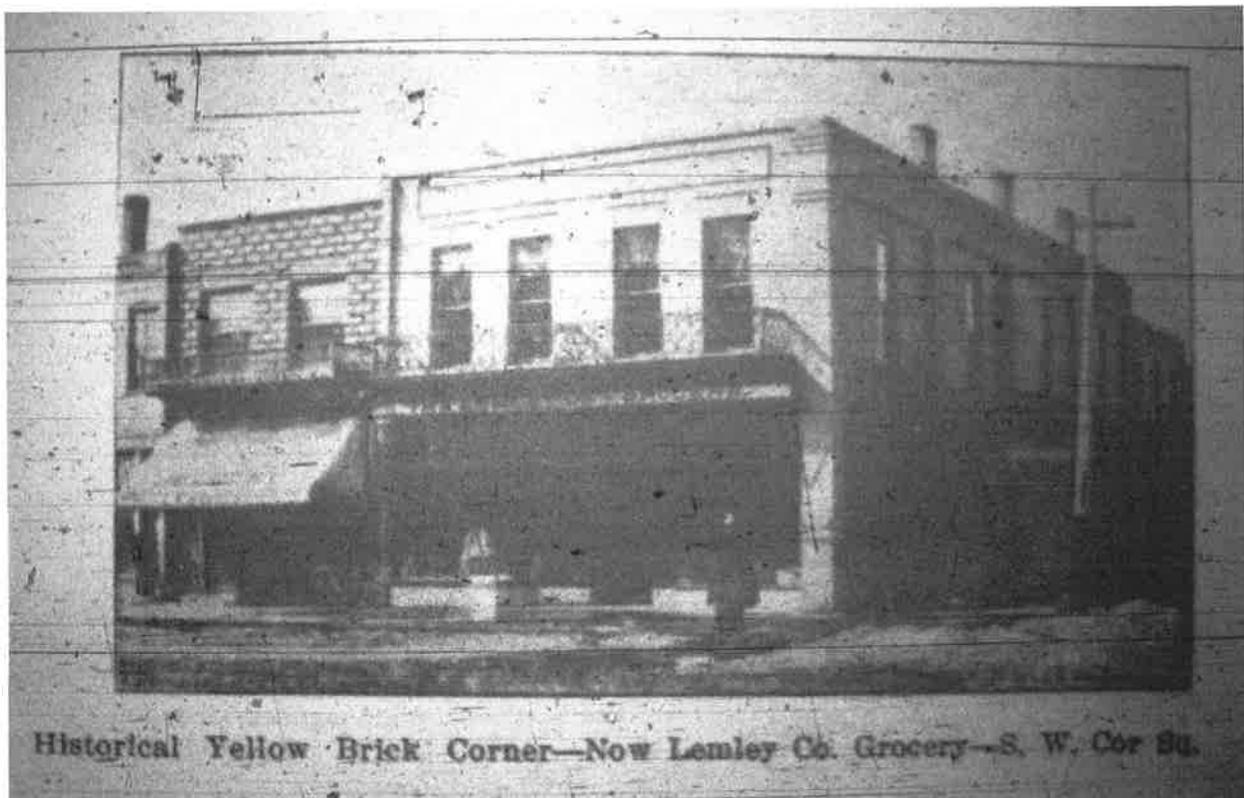


Figure 41. 1913 photograph of rusticated concrete block façade on 205 S. Marion (Map #112) and façade remodel of Lemley Grocery at 201-203 S. Marion (Map #111) (*Evening Journal*, April 26, 1913, 5).

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Figure 42. Sidney S. Smith & Company Garage in 1913 (Map #110) (*Evening Journal*, April 26, 1913, 4).



Figure 43. Garage/armory building in later 1910s (Map #110) (Patterson collection).

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The Jones Funeral Home, shaded by an immense elm one of the oldest and largest trees in Washington

**Figure 44. Funeral home built in 1911 for Wilbur Miller at 116-118 E. Main (Map #25)
(*Evening Journal*, August 1939, 85).**

Washington Downtown Historic District
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Figure 45. Methodist Episcopal Church at 206 W. 2nd Street built in 1912-14 (Map #12) (Patterson collection).



Figure 46. Farmers and Merchants Bank built in 1912-13 (Map #21) (Patterson collection).

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Figure 47. Sketch of new Washington National Bank (Map #71) (*Evening Journal*, April 26, 1913, 24).

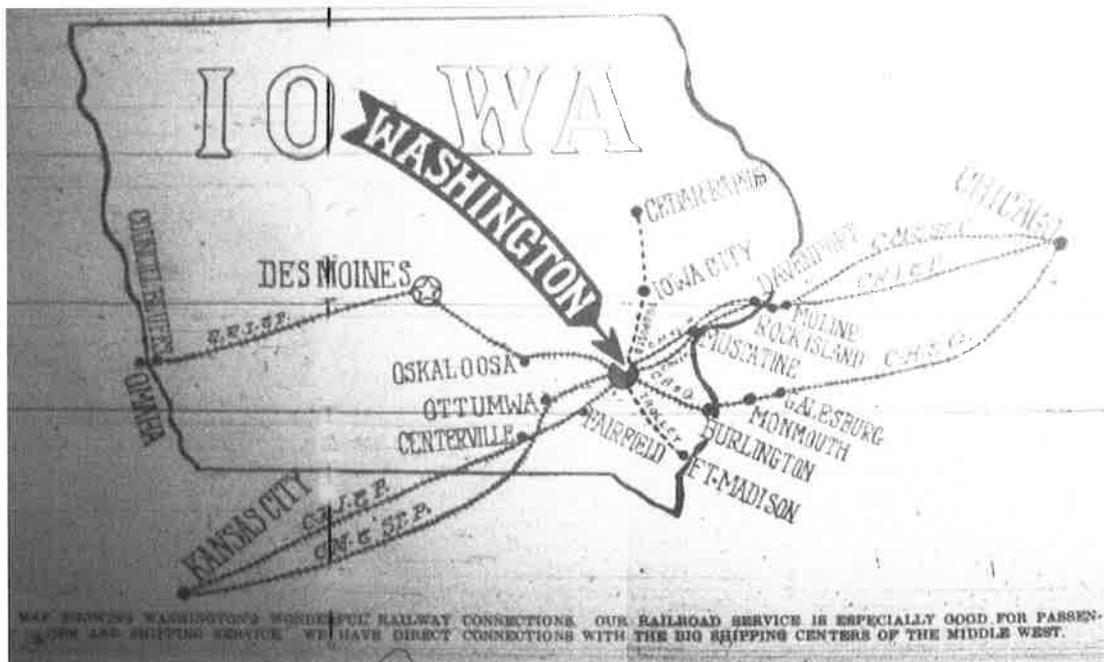
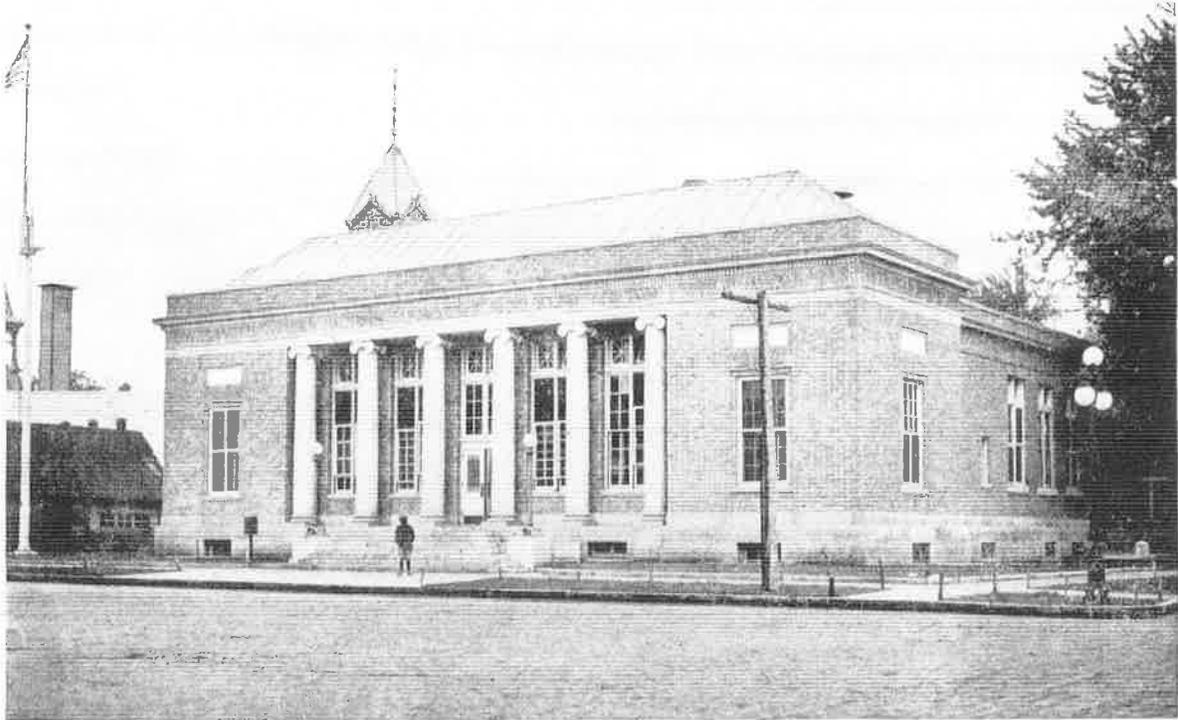


Figure 48. Map depicting prominence of Washington's railroad connections in 1913 (*Evening Journal*, April 26, 1913, 1).

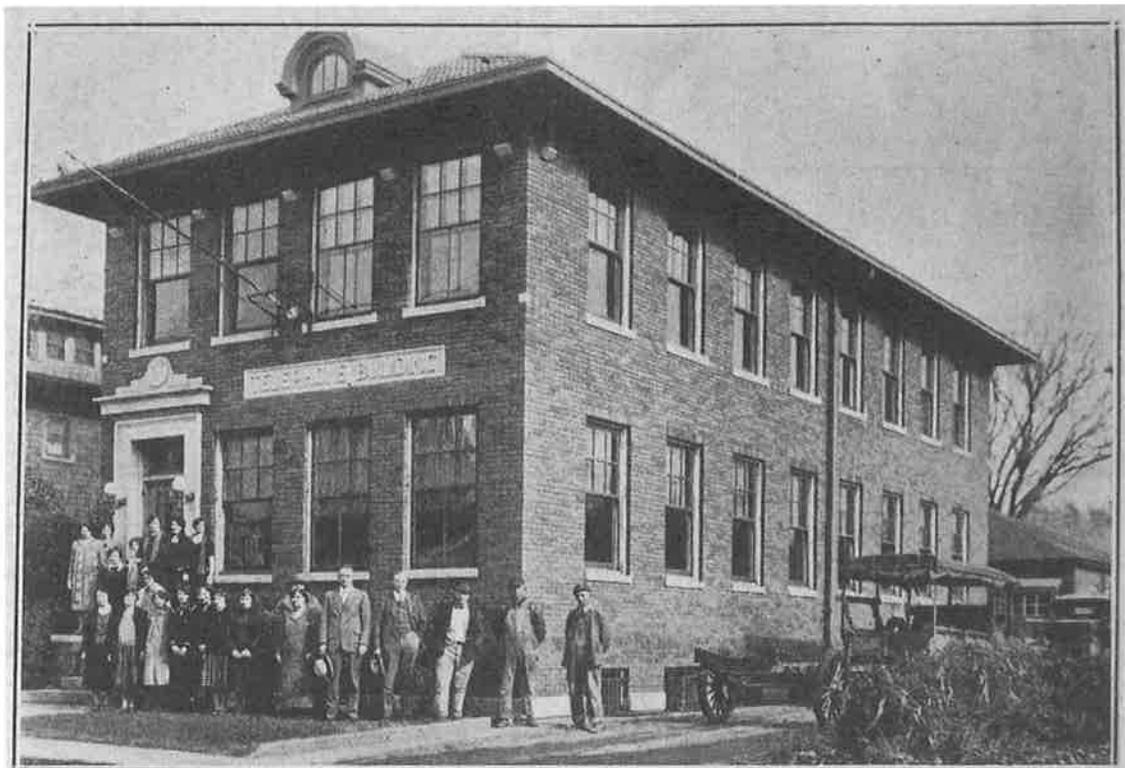
Washington Downtown Historic District
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POST OFFICE, WASHINGTON, IOWA.

Figure 49. Washington Post Office built in 1916, looking southwest (Map #11) (Patterson collection)



● Telephone Exchange Building, 112 North Second Ave. ●

Figure 50. Washington Telephone Company (built in 1916, 1933 photograph) (Map #28) (Patterson collection).

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Figure 52. 100 block of N. Marion, looking northwest to post office and M.E. Church (Patterson collection).



WEST SIDE OF SQUARE, WASHINGTON, IOWA.

Figure 53. 100 block of S. Marion, looking northwest (Patterson collection)

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Figure 54. 100 block of W. Main, looking northeast (Patterson collection)



Figure 55. 100 block of E. Main, looking northwest with library in foreground (Patterson collection)

Washington Downtown Historic District
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EAST SIDE OF SQUARE, WASHINGTON, IOWA

Figure 56. 100 block of S. Iowa Ave, looking southeast (Patterson collection).

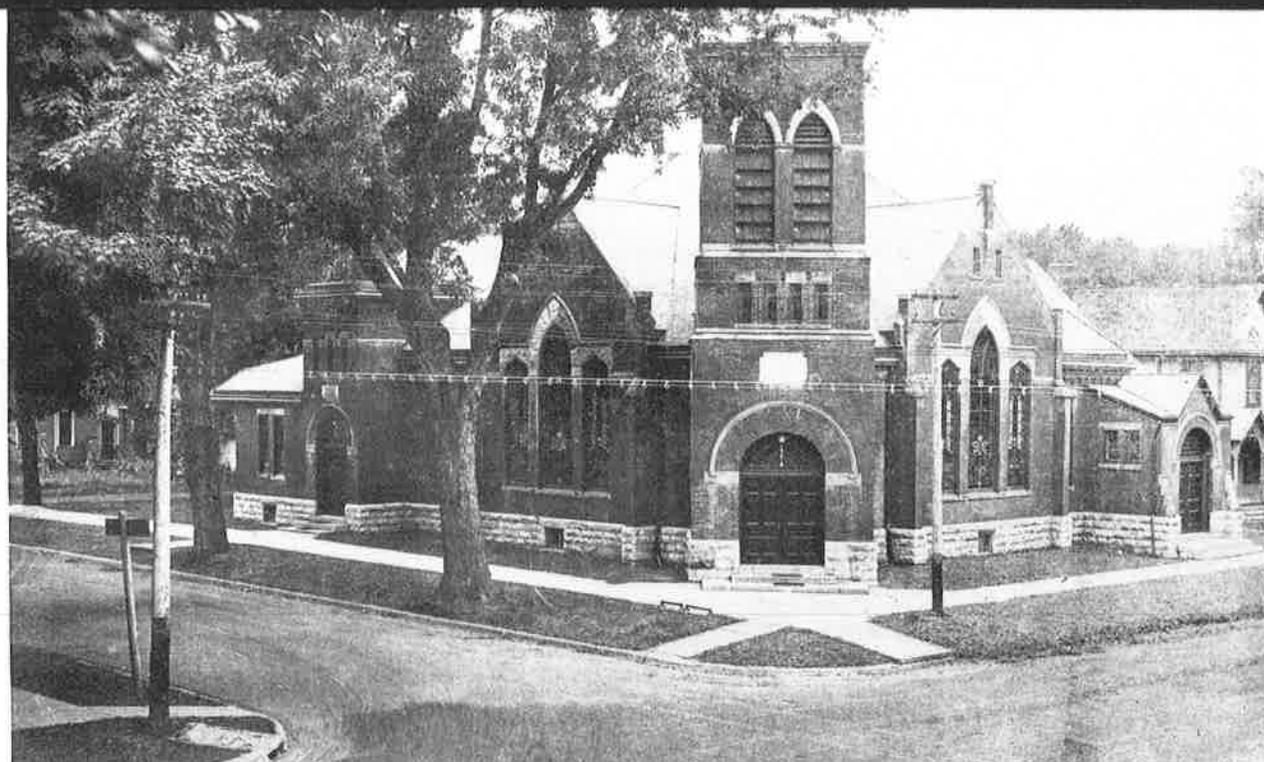


SOUTH SIDE OF SQUARE, WASHINGTON, IOWA.

Figure 57. 100 block of W. Washington, looking southwest (Patterson collection).

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CHRISTIAN CHURCH, WASHINGTON, IOWA.

Figure 58. Former M.E. Church remodeled in 1921 for Christian Church (Map #14) (Patterson collection).

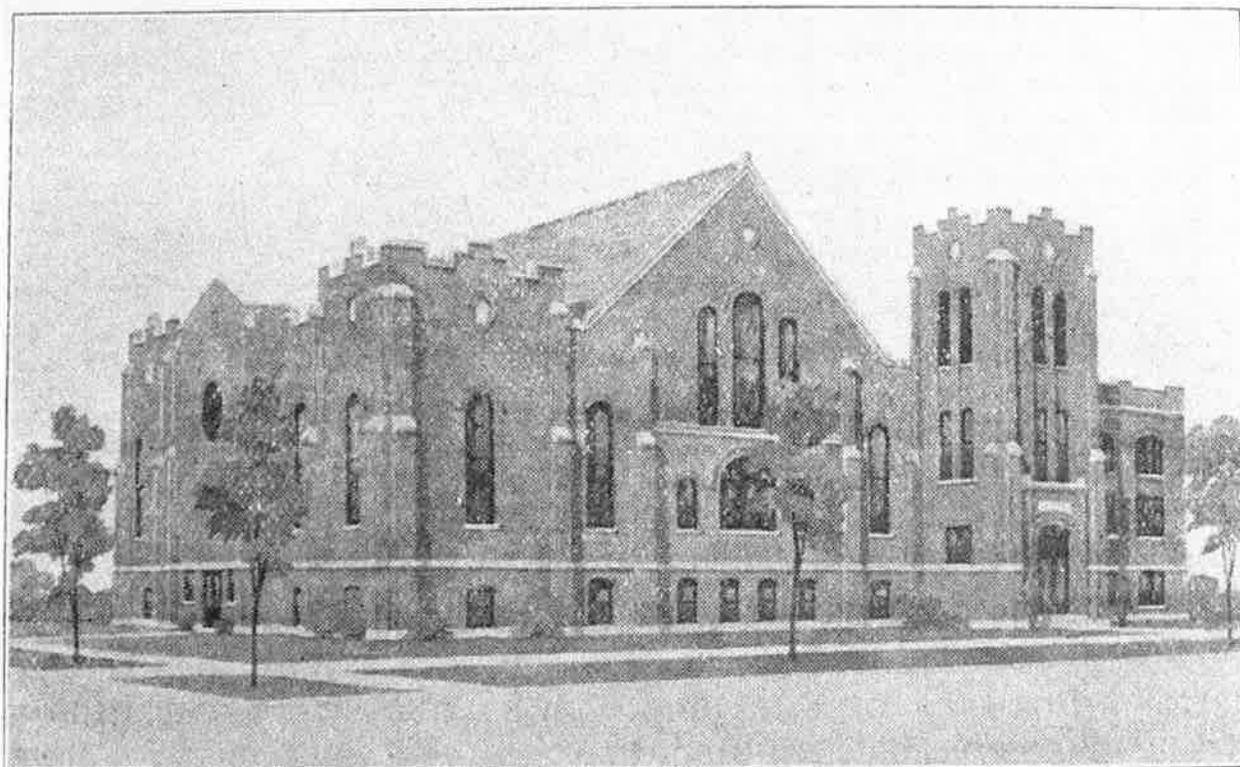


Figure 59. First United Presbyterian Church, dedication program on February 8, 1920 (Map #114) (United Presbyterian Church Library).

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Y M C A WASHINGTON IOWA

Figure 60. Y.M.C.A. built in 1924-25 (Map #27), later front additions (Patterson collection).



Figure 61. Keifer's Garage moved to 115 S. 2nd Avenue around 1922 (Map #84) (*Evening Journal*, July 1936, 55).

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Figure 62. Garage built in early 1920s at 107-109 W. 2nd Street (Map #46), converted around 1931 for H & A Baking Company (*Evening Journal*, July 1936, 95).



Figure 63. Piper Garage (later Washington International Company, and then McCormick-Deering Store) built around 1925 at 102 E. 3rd Street (Map #38) (*Evening Journal*, July 1936, 24).

Washington Downtown Historic District
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Washington County, Iowa
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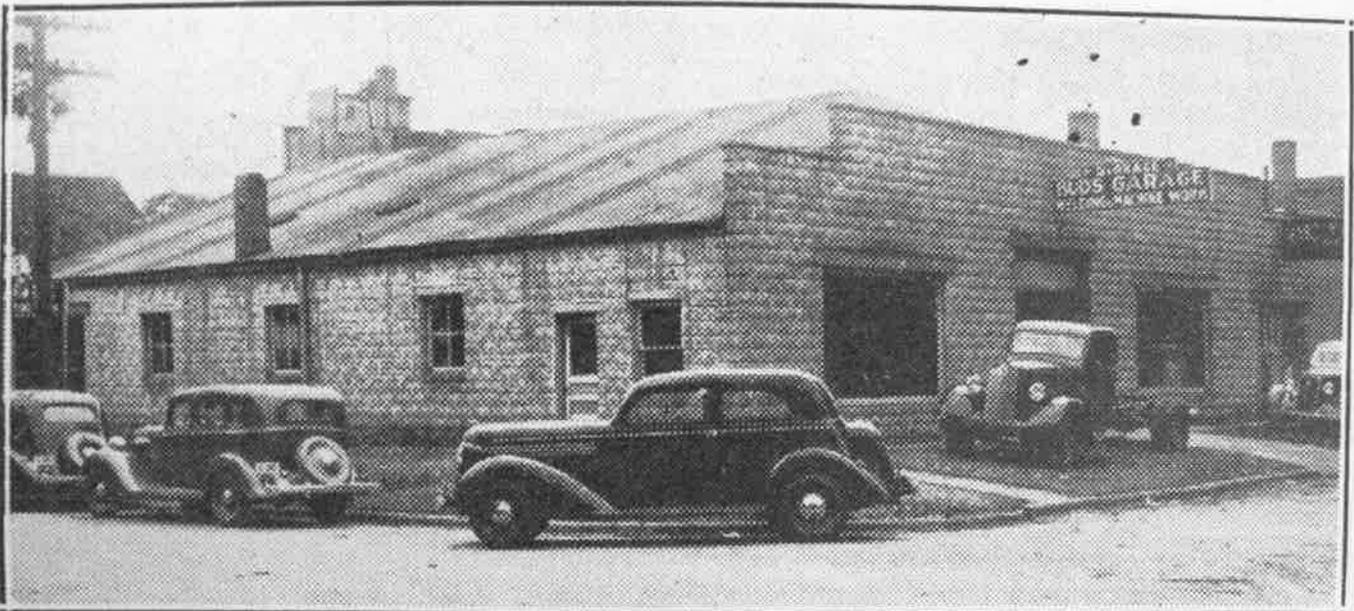
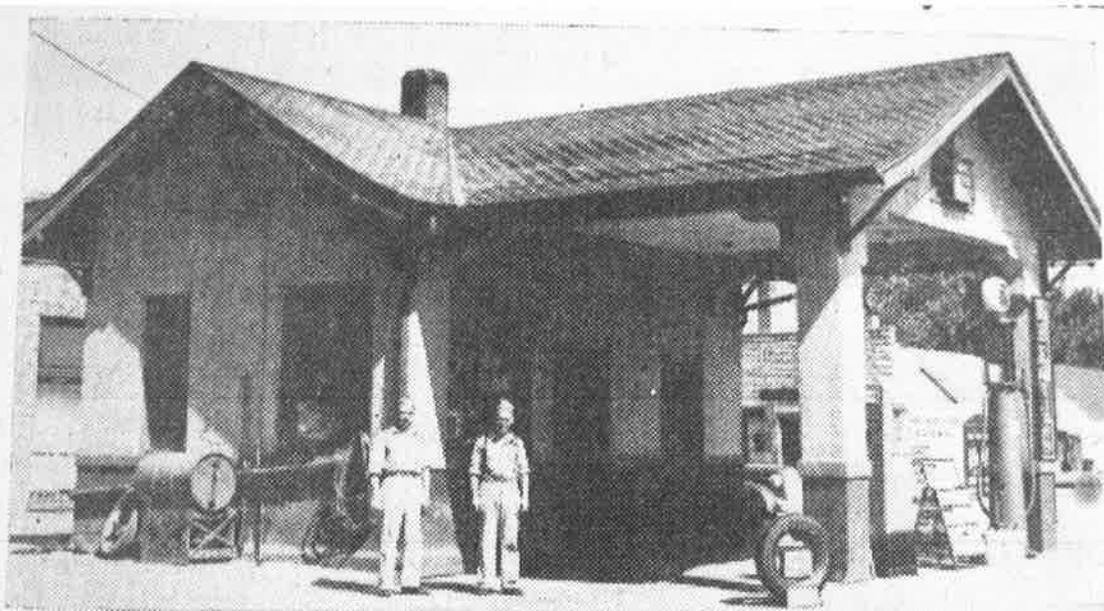


Figure 64. Bud's Garage opened at 123 E. 2nd Street in 1924 (Map #30, now clad in metal siding) (*Evening Journal*, August 1939, 43).



Here's the Station—Phillips Headquarters

LEO SUEPPEL

1 Block N. of Square—On Iowa

Figure 65. Originally built in early 1920s as Washington Oil Company at 125 N. Iowa (Map #45), Leo Sueppel opened here in earlier building in 1934 (*Evening Journal*, August 1939, 41).

Washington Downtown Historic District
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Brown's Super Service



Figure 66. Brown's Super Service Station moved into new building at 120 E. Washington by 1928 (Map #83, façade remodel and demolition of canopy) (*Evening Journal*, July 1936, 49).



Figure 67. View of the west side of square (100 block S. Marion) in 1920s, looking southwest (Patterson collection).

Washington Downtown Historic District
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County and State

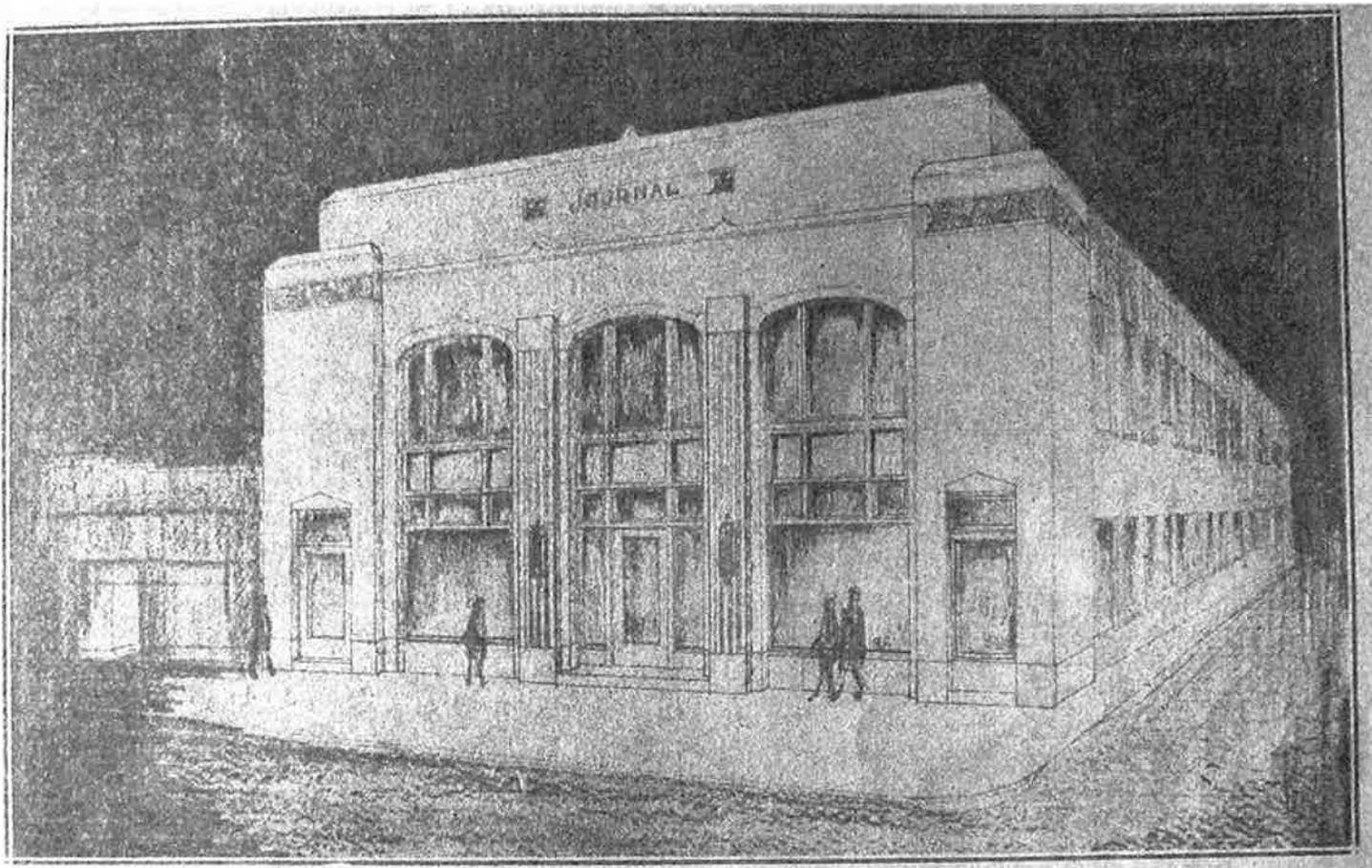


Figure 68. Sketch of Journal Building constructed in 1930 (Map #9) (*Evening Journal*, October 1933).

Washington Downtown Historic District
Name of Property

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County and State



NORTH SIDE SQUARE, WASHINGTON, IOWA

D-2593

Figure 69. Masonic Temple built in 1930-31 at corner on north side of square (Map #15) (Patterson collection).



S.E. CORNER SQUARE WASHINGTON, IA. B-353

Figure 70. Monument at southeast corner of square erected in 1931, remodeled State Theater at 123 E. Washington at left, and 200 block of S. Iowa Avenue at right (1930s postcard, Patterson collection).

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**Figure 71. New building constructed after 1932 fire for Congress Hotel & Café, 108-110 E. Main (Map #23)
(*Evening Journal*, July 1936, 55).**

Washington Downtown Historic District
Name of Property

Washington County, Iowa
County and State

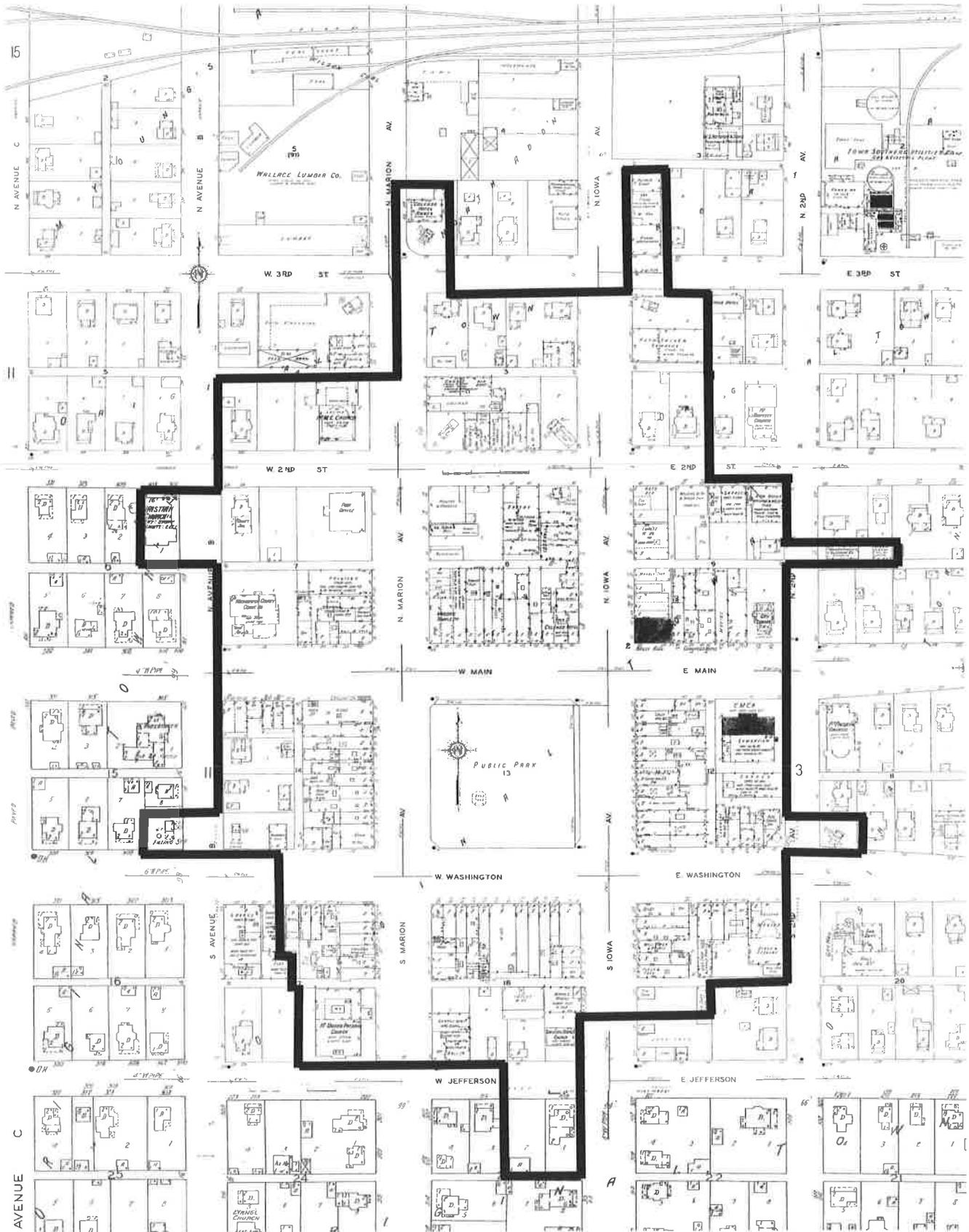


Figure 72. 1931 Sanborn fire insurance map, with district boundary overlaid (Sanborn Map Company 1931).

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Figure 73. 100 block of S. Marion (west side of square) in late 1930s (Patterson collection).

Washington Downtown Historic District
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Figure 74. 100 block of W. Main (north side of square) in late 1930s (Patterson collection).

Washington Downtown Historic District
Name of Property

Washington County, Iowa
County and State



Figure 75. 100 block of S. Iowa (east side of square) in late 1930s (Patterson collection).

Washington Downtown Historic District
Name of Property

Washington County, Iowa
County and State



Figure 76. 100 block of W. Washington (south side of square) in late 1930s (Patterson collection).

Washington Downtown Historic District
Name of Property

Washington County, Iowa
County and State



Figure 77. North side of 100 block of E. Main in early 1940s (Patterson collection).



Figure 78. South side of 100 block of E. Washington in 1943 during war bond auction (Patterson collection).

Washington Downtown Historic District
Name of Property

Washington County, Iowa
County and State

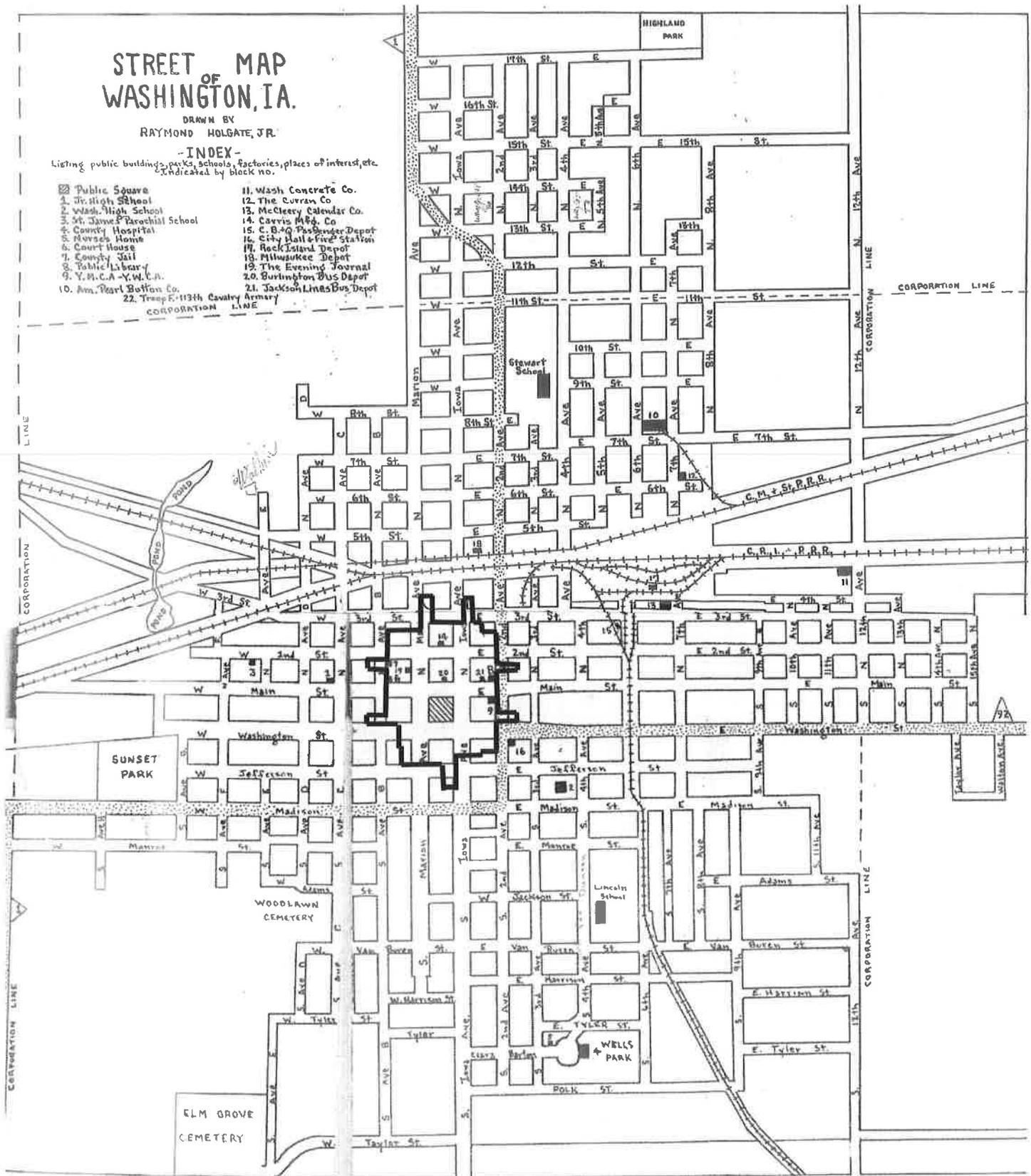


Figure 79. Map of Washington included in 1941 city directory, with district boundary overlaid.

Washington Downtown Historic District
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Washington County, Iowa
County and State

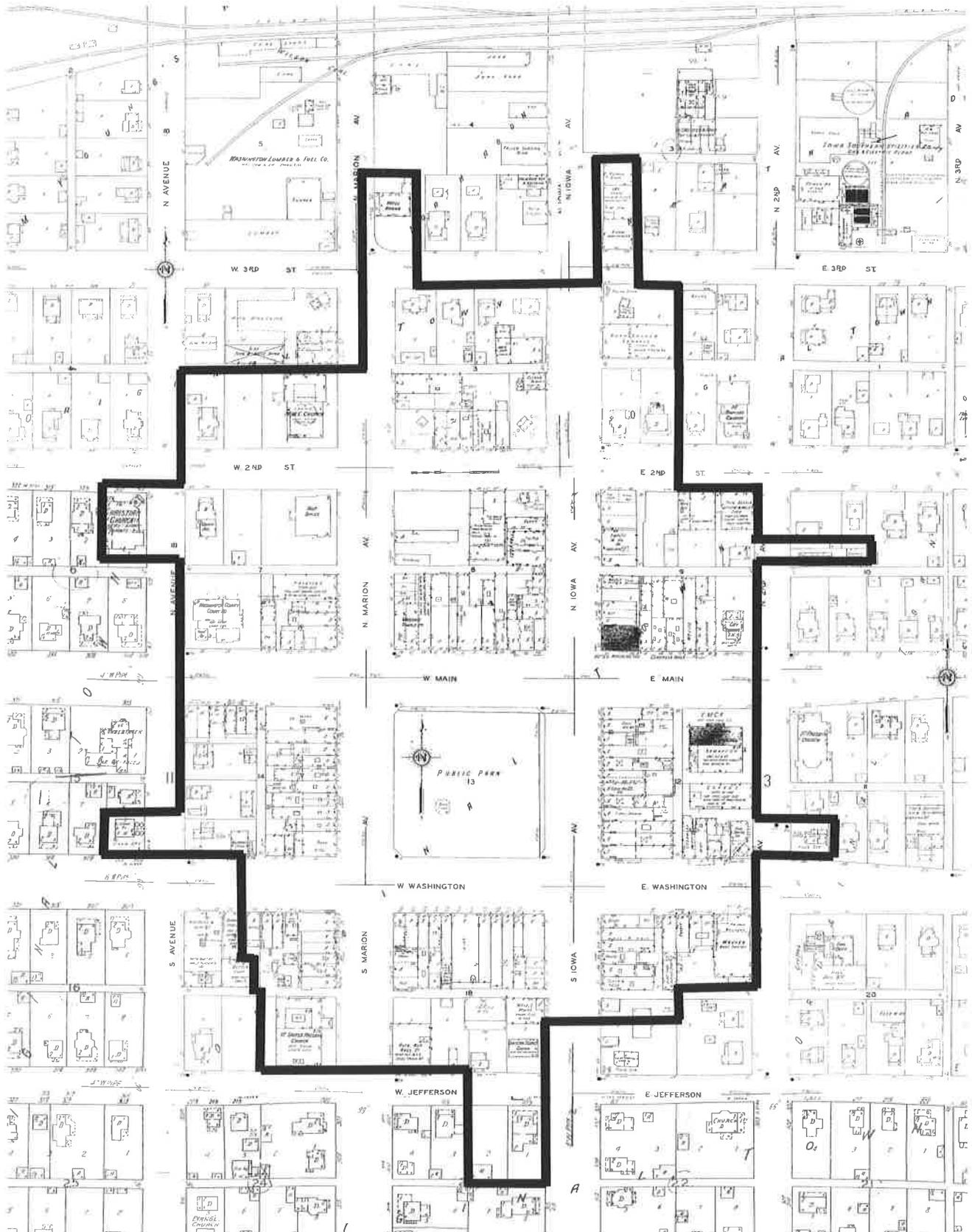


Figure 80. 1943 Sanborn fire insurance map, with district boundary overlaid (Sanborn Map Company 1943).

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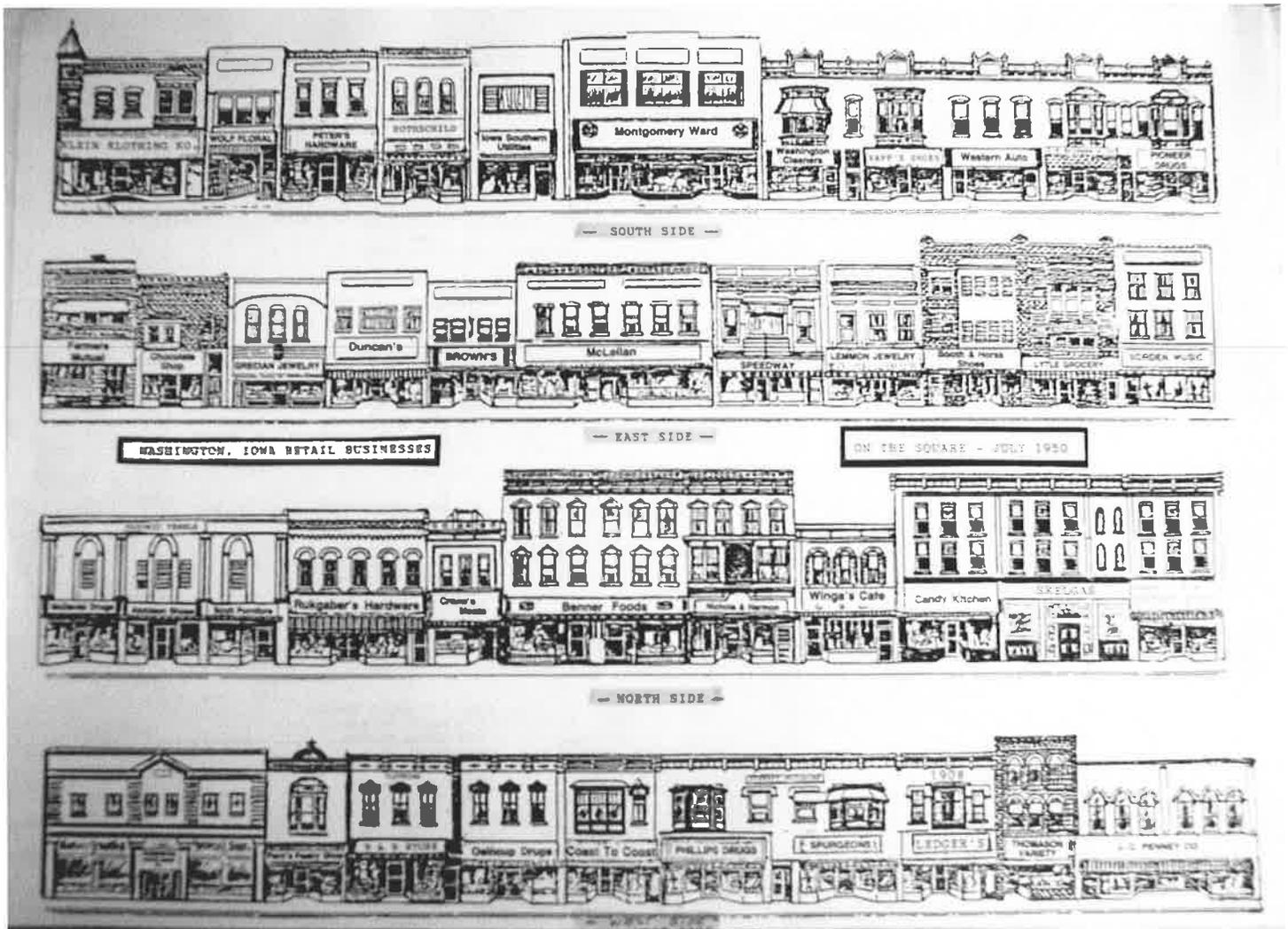


Figure 81. Sketch of buildings around square in 1950 (Gibson).

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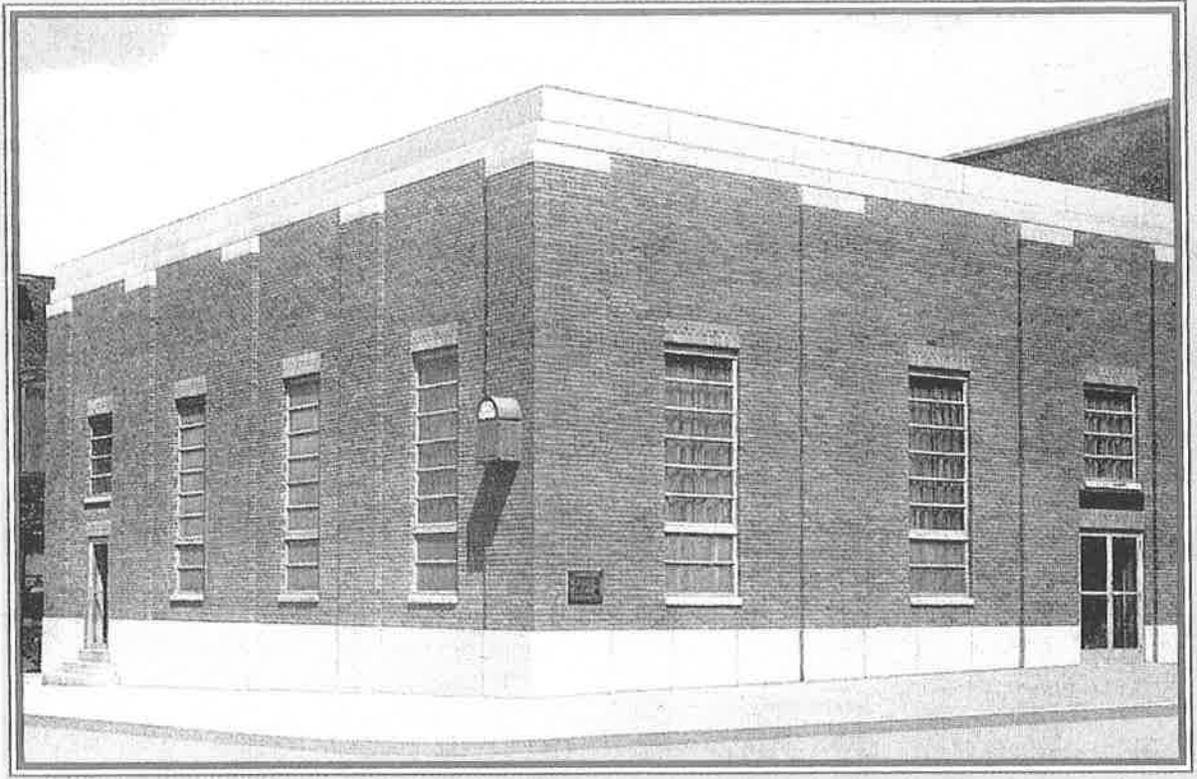


Figure 82. Washington State Bank built in 1951, later remodeled (Map #63) (Patterson collection, bank calendar).

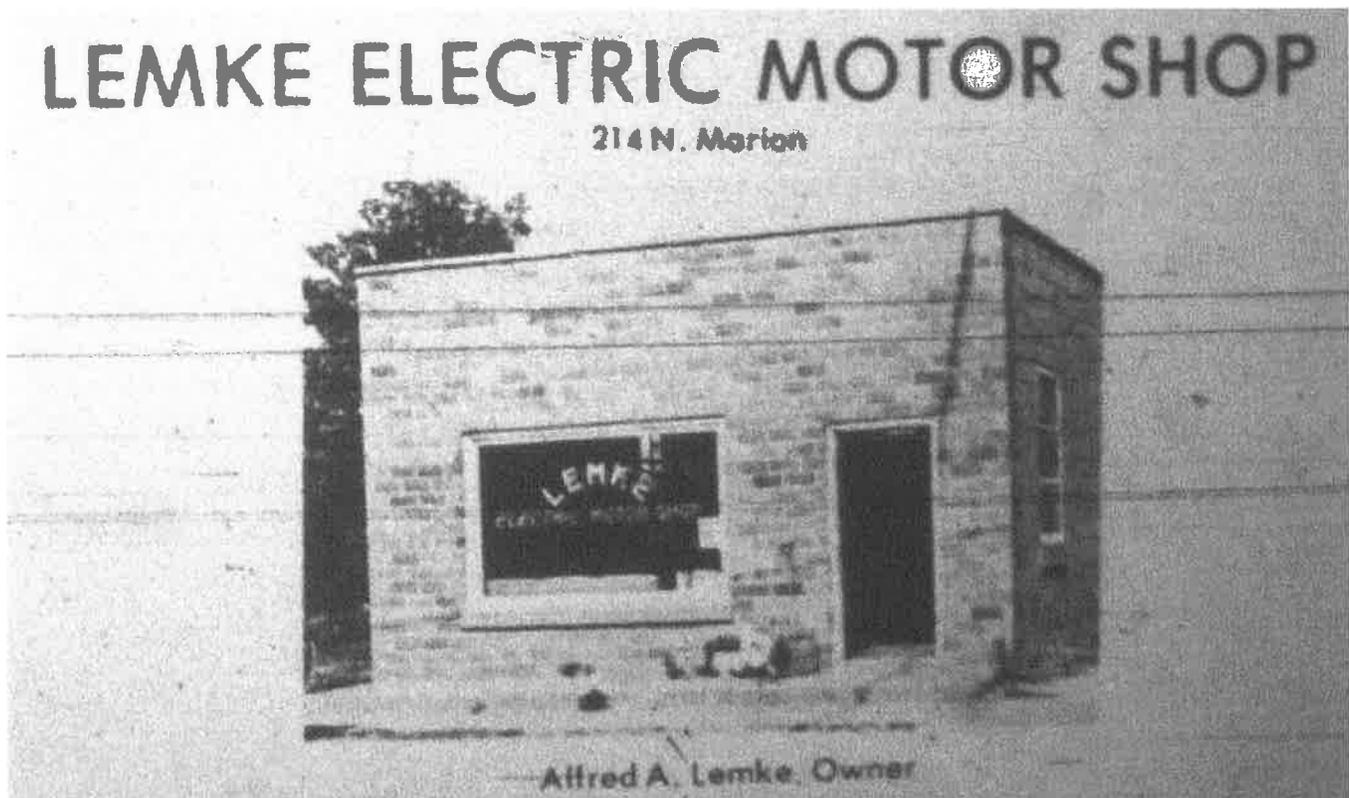


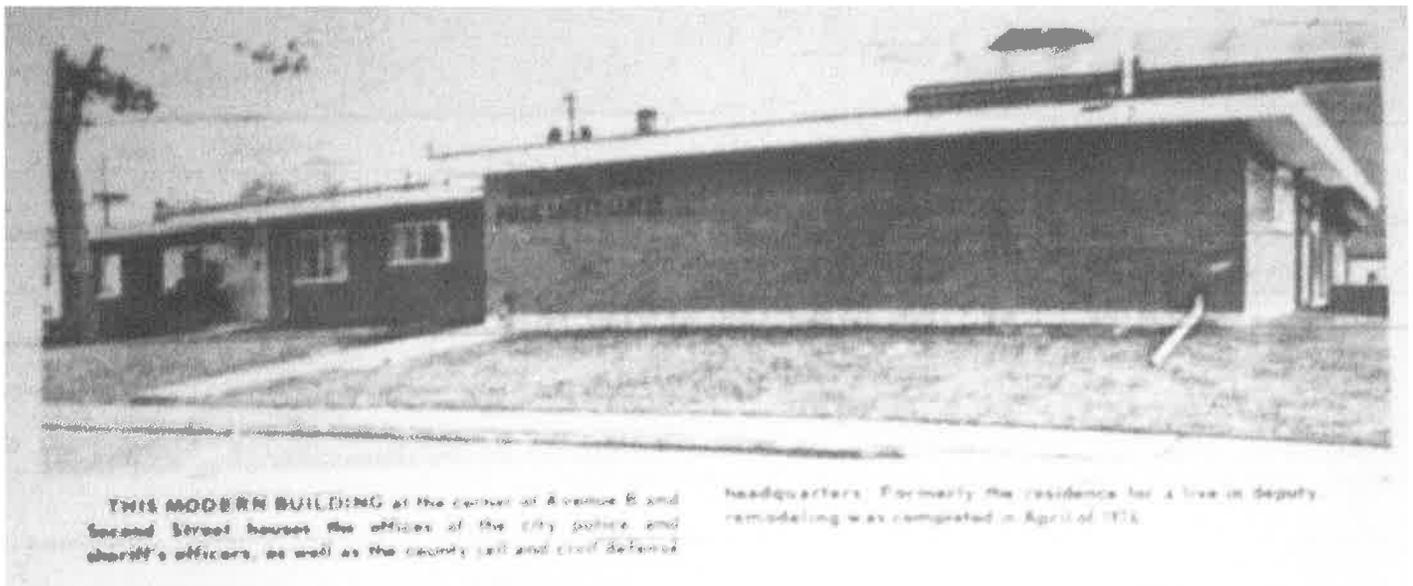
Figure 83. Lemke Electric Motor Shop built around 1955 (Map #53) (*Evening Journal*, July 1, 1976, 91).

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Washington County, Iowa
County and State



Figure 84. Marshall's Furniture built in 1958 at 221 S. Iowa (Map #96) (*Evening Journal*, July 1, 1976, 29).



THIS MODERN BUILDING at the corner of Avenue B and
Second Street houses the offices of the city police and
sheriff's officers, as well as the county jail and chief of police

headquarters. Formerly the residence for a live-in deputy,
remodeling was completed in April of 1966.

Figure 85. Washington County Jail and Sheriff's Residence built in 1965-66 at 221 W. 2nd Street (Map #13) (*Evening Journal*, July 1, 1976, 16).

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Figure 86. North side of 200 block of W. Main Street (Map #2, side of 6) in 1971 (composite image) (Wagner).



Figure 87. West side of 100 block of N. Marion Ave (Map #6-7-8-9) in 1971 (composite image) (Wagner).



Figure 88. East side of south half of 100 block of N. Marion (side of Map #15) in 1971 (composite image) (Wagner).

Washington Downtown Historic District
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County and State



Figure 89. West half of the 100 block of W. Main Street (Map #15-16-17) in 1971 (composite image) (Wagner).



Figure 90. East half of the 100 block of W. Main Street (Map #18-19-20) in 1971 (composite image) (Wagner).



Figure 91. West side of 100 block of N. Iowa Ave (side of Map #20, Map #43) (composite image) (Wagner).

Washington Downtown Historic District
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County and State



Figure 92. West half of the 100 block of E. Main Street (Map #21-22-23) in 1971 (composite image) (Wagner).



Figure 93. South half of the 100 block of N. Iowa Avenue (Map #21) in 1971 (composite image) (Wagner).



Figure 94. 213-215 N. Iowa (Map #39) in 1971 (composite image) (Wagner).

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Figure 95. North half of 100 block of S. Marion Ave (Map #59-58-57-56) in 1971 (composite image) (Wagner).



Figure 96. South half of 100 block of S. Marion Ave (Map #63-62-61-60) in 1971 (composite image) (Wagner).



Figure 97. North side of east half of 200 block of W. Washington (Map #64, side of Map #63) in 1971 (composite image) (Wagner).

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Figure 98. South side of west half of the 100 block of E. Main Street (side of Map #71) in 1971 (composite image) (Wagner).



Figure 99. North half of 100 block of S. Iowa Ave (Map #71-72-73-74-75-76) in 1971 (composite image) (Wagner).



Figure 100. South half of 100 block of S. Iowa Ave (Map #76-77-78-79-80) in 1971 (composite image) (Wagner).

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County and State



Figure 101. West half of north side of 100 block of E. Washington St (side of Map #80, Map #81) in 1971 (composite image) (Wagner).



Figure 102. South side of 100 block of E. Washington St (Map #87-88-89, side of 90) in 1971 (composite image) (Wagner).



Figure 103. North half of east side of 200 block of S. Iowa Ave (Map #90-91-92-93-94) in 1971 (composite image) (Wagner).

Washington Downtown Historic District
Name of Property

Washington County, Iowa
County and State



Figure 104. North half of west side of 200 block of S. Iowa Ave (side of Map #101) in 1971 (composite image) (Wagner).



Figure 105. East half of 100 block of W. Washington St (Map #101-102-103-104) in 1971 (composite image) (Wagner).



Figure 106. West half of 100 block of W. Washington St (Map #104-105-106-107) in 1971 (composite image) (Wagner).

Washington Downtown Historic District
Name of Property

Washington County, Iowa
County and State



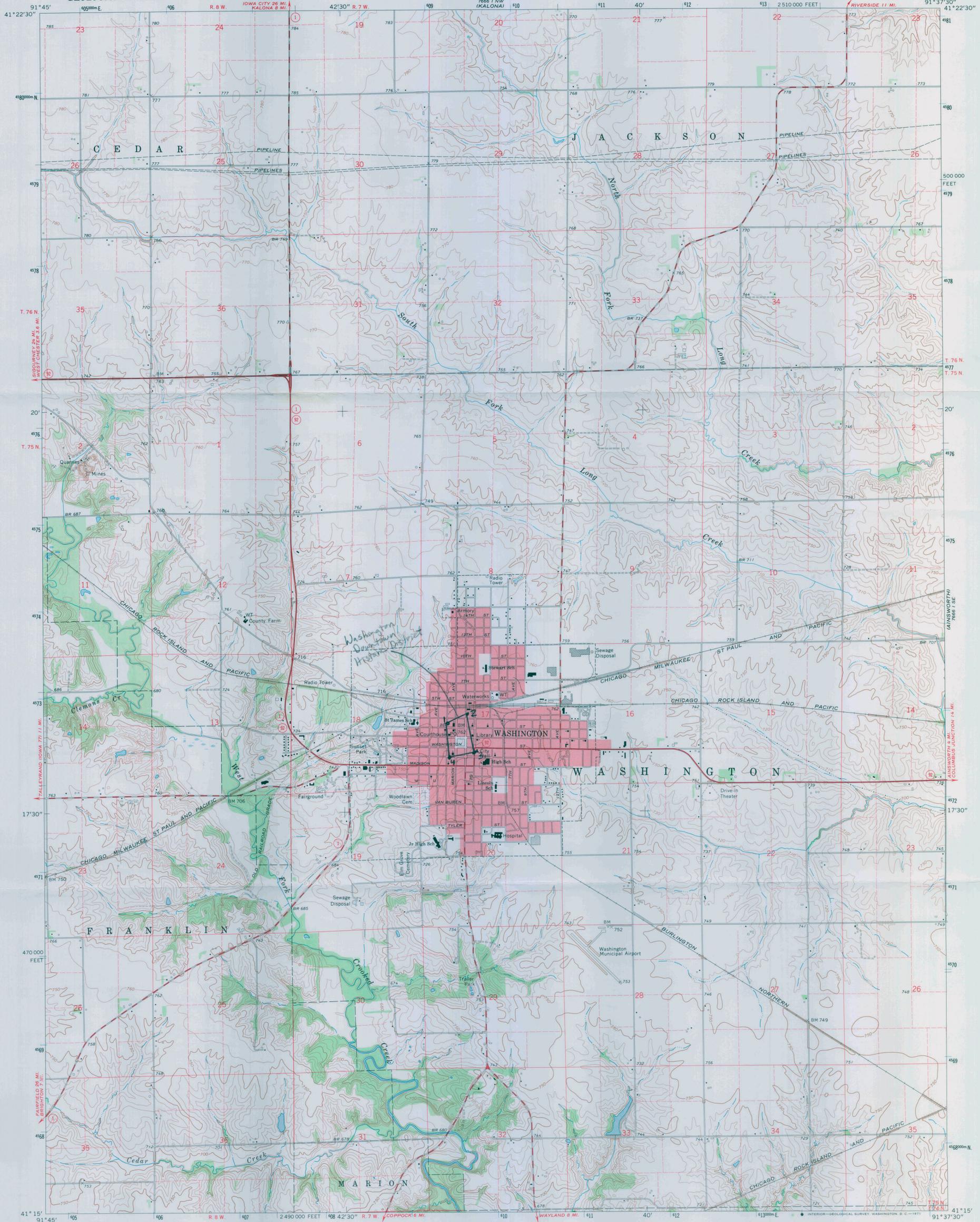
Figure 107. North half of east side of 200 block of S. Marion Ave (side of Map #107, Map #108) in 1971 (composite image) (Wagner).



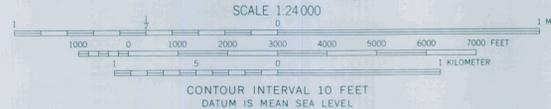
Figure 108. North half of west side of 200 block of S. Marion Ave (Map #113, demo, #112-111) in 1971 (composite image) (Wagner).



Figure 109. South side of 200 block of W. Washington St (side of Map #111, Map #70-69) in 1971 (composite image) (Wagner).



Mapped, edited, and published by the Geological Survey
Control by USGS and USC&GS
Topography by photogrammetric methods from aerial
photographs taken 1967. Field checked 1969
Polyconic projection. 1927 North American datum
10,000-foot grid based on Iowa coordinate system, south zone
1000-meter UTM Transverse Mercator grid ticks,
zone 15, shown in blue
Red tint indicates area in which only landmark buildings are shown
Fine red dashed lines indicate selected fence and field lines where
generally visible on aerial photographs
This information is unchecked



ROAD CLASSIFICATION

Primary highway, all weather, hard surface	Light duty road, all weather, improved surface
Secondary highway, all weather, hard surface	Unimproved road, fair or dry weather
	State Route

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225 OR WASHINGTON, D.C. 20240
AND BY THE IOWA GEOLOGICAL SURVEY, IOWA CITY, IOWA 52240
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

WASHINGTON, IOWA
N4115-W9137.5/7.5
1969
AMS 7666 1 SW-SERIES V876



WASHINGTON ST.
KNOX AVENUE





1885

1885

CITY HALL

CITY HALL





Washington Tile & Cabinet Company

MAIN STREET
WAZEN AVENUE



The Stone Mill





Adellya's Consignment

**BABY STEPS
AND MORE**
KIDWEAR & ACCESSORIES

GOLDEN CREST BEAUTY
GORGEOUS HAIR

White SUV

Black metal bench

Black street lamp



Federation Bank

102 F MAIN STREET

Federation Bank

NO KEYS OR AGENCY



Ann C. Williams, Agent
319-453-3232

NO
PARKING





STATE BANK
504

State of Ohio

NEW ARRIVAL

The Village



OPEN FOR BUSINESS

Cafe Ladies

Deli

SALES

5:15 PM

Federal

WALSH

WALSH

Korner Kremery

ICE CREAM & YOGURT



Ice Cream



OPEN

OPEN

KORNER
KREMERIE
ICE CREAM TREATS



Federation
Bank



STATE

6:30 HOTEL TRANSYLVANIA 3D
8:30 TROUBLE WITH
THE CURVE 13

STATE



ONLY

Dino's PIZZA
and
Steakhouse

HISTORIC
DOWNTOWN





Curves

Curves

Wolf Floral

WOLF FLORAL COMMUNITY CENTER



The Coffee Corner

Ameriprise Financial

The Coffee Corner

2022 AUTO & TRUCK

S MARION AVE
W JEFFERSON ST

Marion Avenue
Baptist Church

WELCOME
JOIN US
SUN 10:00, 6:30
WED 7:30

ROSS AUTO & WHEELER

STOP
ALL WAY



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Washington Downtown Historic District
NAME:

MULTIPLE Iowa's Main Street Commercial Architecture MPS
NAME:

STATE & COUNTY: IOWA, Washington

DATE RECEIVED: 4/05/13 DATE OF PENDING LIST: 4/26/13
DATE OF 16TH DAY: 5/13/13 DATE OF 45TH DAY: 5/22/13
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 13000297

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: Y
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: Y SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 5-22-13 DATE

ABSTRACT/SUMMARY COMMENTS:

**Entered in
The National Register
of
Historic Places**

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

IOWA DEPARTMENT OF

CULTURAL AFFAIRS

MARY TIFFANY COWNIE, DIRECTOR

STATE
HISTORICAL
SOCIETY of
IOWA

JEROME THOMPSON
ADMINISTRATOR



MATTHEW HARRIS
ADMINISTRATOR

600 E. LOCUST
DES MOINES, IOWA
50319

T. (515) 281-5111
F. (515) 282-0502

CULTURALAFFAIRS.ORG



April 3, 2013

Carol Shull, Chief
National Park Service
National Register of Historic Places
1201 Eye Street, N.W.-- 8th Floor
Washington, D.C. 20005

Dear Ms. Shull:

The following National Register nomination(s) are enclosed for your review and listed if acceptable.

- Glenwood Archeological District, County Highway L45 and US Highway 34, Glenwood vicinity, Mills County, Iowa
- Washington Downtown Historic District, 11 blocks of Iowa Ave, Marion Ave, Washington St, Main St around the square, Washington, Washington County, Iowa

Sincerely,

Elizabeth Foster Hill, Manager
National Register and Tax Incentive Programs