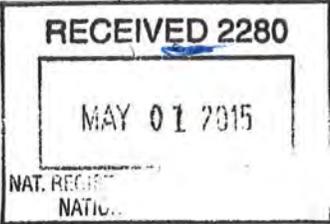


United States Department of the Interior
National Park Service



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 H.A. Baxter Coal Company Historic District

other names/site number C.E. Phillips Coal and Grain, Freshwaters Coal and Supply

2. Location

street & number 601 E. 3rd Street

city or town Washington

state Iowa code IA county Washington code 183 zip code 52353

N/A	not for publication
N/A	vicinity

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,
I hereby certify that this x 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 x 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 x local

Steve T. King 28 APRIL 2015
Signature of certifying official/Title Date

State Historical Society of Iowa
State Historic Preservation Office

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:)

Don Edson W. Beall 6.15.15
Signature of the Keeper Date of Action

H.A. Baxter Coal Company Historic District
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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	
4		buildings
		sites
1	1	structures
		objects
5	1	Total

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

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
 (Enter categories from instructions.)

COMMERCE/TRADE / specialty store

AGRICULTURE/SUBSISTENCE / storage

Current Functions
 (Enter categories from instructions.)

VACANT / NOT IN USE

COMMERCE/TRADE / specialty store

AGRICULTURE/SUBSISTENCE / storage

7. Description

Architectural Classification
 (Enter categories from instructions.)

OTHER

LATE 19th AND EARLY 20th CENTURY

AMERICAN MOVEMENTS

Materials
 (Enter categories from instructions.)

foundation: Concrete

walls: Brick

Concrete

roof: Asphalt

other:

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Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The H.A. Baxter Coal Company is located at 601 E. 3rd Street on the east side of Washington, Iowa, about two blocks south of the railroad tracks and about six blocks northeast of downtown. Small and large industrial and commercial buildings are scattered along the railroad corridor in Washington, with the Chicago, Rock Island, and Pacific freight depot remaining along the tracks to the north of this property. A rail side line historically extended into the property from the southwest corner at 6th Avenue and the alley, which has been removed. This retail company occupied the full south side of this block of 3rd Street from 6th Avenue to 7th Avenue, with buildings concentrated on the west half. The former McCleery Calendar Factory building is located on the east end of the north side of 3rd Street on this block, with a feed/grain business at the west end of the north side of the block. The surrounding blocks to the south, east, and west were historically and are currently residential. The H.A. Baxter Coal Company consists of four buildings and two structures on the west half of the south side of the 600 block of E. 3rd Street. Four buildings and one structure contribute to the historic district: the 1912 office building (brick), circa 1912 delivery stables (concrete block), circa 1920 coal elevator (concrete), circa 1922 garage (concrete block / stucco), and circa 1940 feed warehouse (frame / metal). One structure, a 1972 grain bin (metal) on the west side of the elevator, is non-contributing within the boundary. The east half of the property is not included in the boundary for the historic district, as it includes only buildings and structures related to the later development of the property for Freshwaters Feed and Grain Company that would be non-contributing within the district. These two later buildings and two metal grain bins, however, are consistent with the historic use of the property. The H.A. Baxter Coal Company overall and the contributing features individually retain good historic integrity.

Narrative Description

As noted, the H.A. Baxter Coal Company property consists of six resources. Four buildings and one structure contribute to the historic district: the 1912 office building (brick), circa 1912 delivery stables (concrete block), circa 1920 coal elevator (concrete), circa 1922 garage (concrete block), and circa 1940 feed warehouse (frame). One structure, a 1972 grain bin on the west side of the elevator, is non-contributing within the boundary.

#1 – Office building – contributing (A and C)

This small office building was built for Henry A. Baxter's business in 1912. The building sits on a rusticated concrete block foundation, and the tile block walls are clad in brick veneer. The rusticated concrete block measures 8 by 20 inches, and the decorative face detail is not well-defined. The floors and roof are also concrete, and the building is noted as "fireproof" on the Sanborn maps. The building reflects the simple Craftsman style, with wide brick columns marking the corners of the building and simple stone detail along the parapet walls. Stone caps on the columns visible in historic photographs have generally been removed, with remaining caps loosely sitting on columns. The mortar of the brick walls has deteriorated, which is beginning to cause some issues with the brick walls. The CB&Q railroad originally extended along 6th Avenue to the west, and the building appears to have "faced" this direction, though the longer elevation extends along E. 3rd Street to the north. The west elevation has a gable section between two brick columns that anchor the corners of the main section of the building, and a lower entry porch was then located to the east. A coal room exists under this porch. Entry was into the south side of this porch. The entry porch was enclosed and converted to an office prior to 1951, with the main entry shifted to the east side facing the scale and remainder of the

H.A. Baxter Coal Company Historic District
Name of Property

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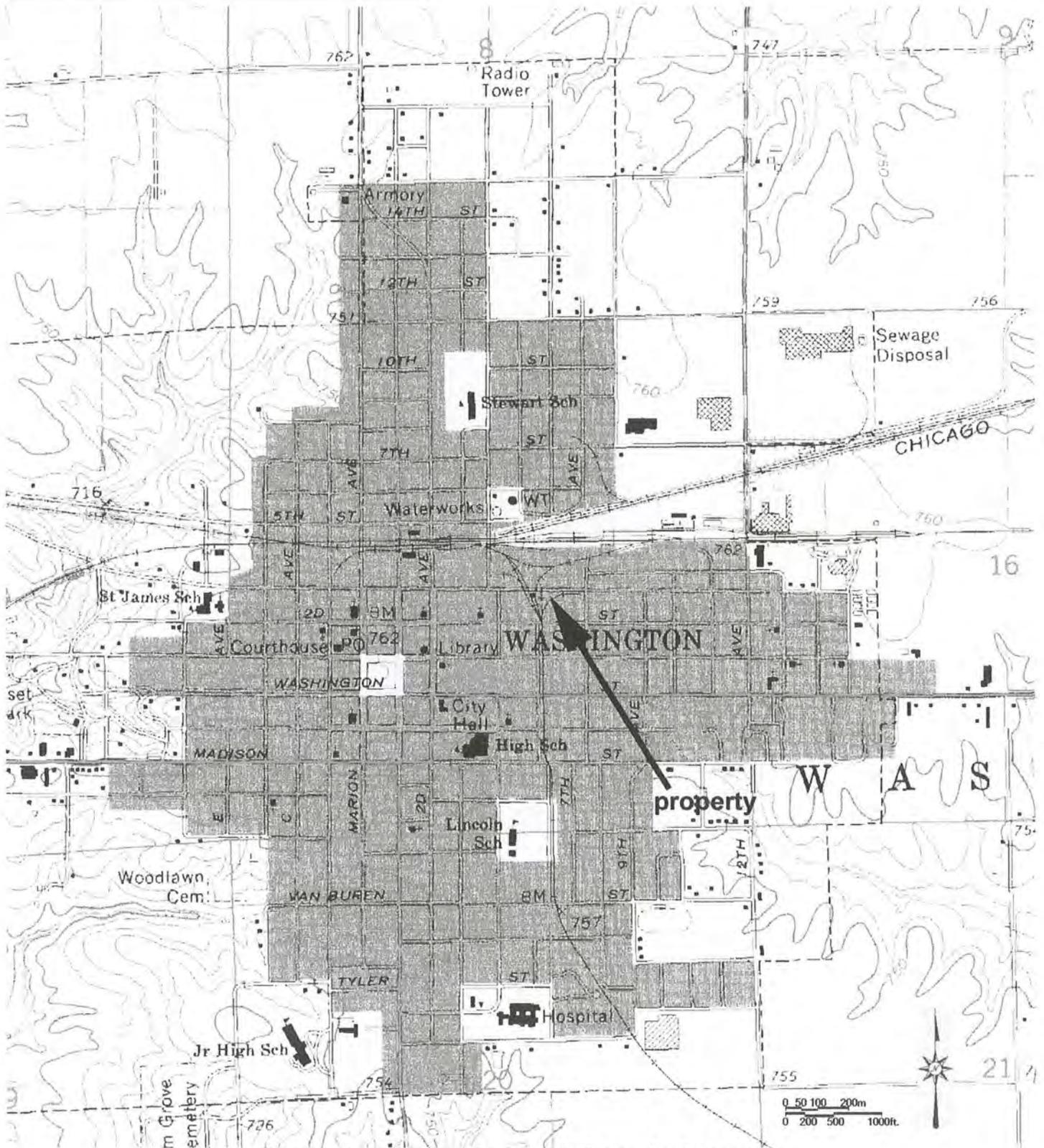


Figure 1. Location map for the H.A. Baxter Coal Company.
(USGS topographic quadrangle map, Iowa Geographic Map Server)

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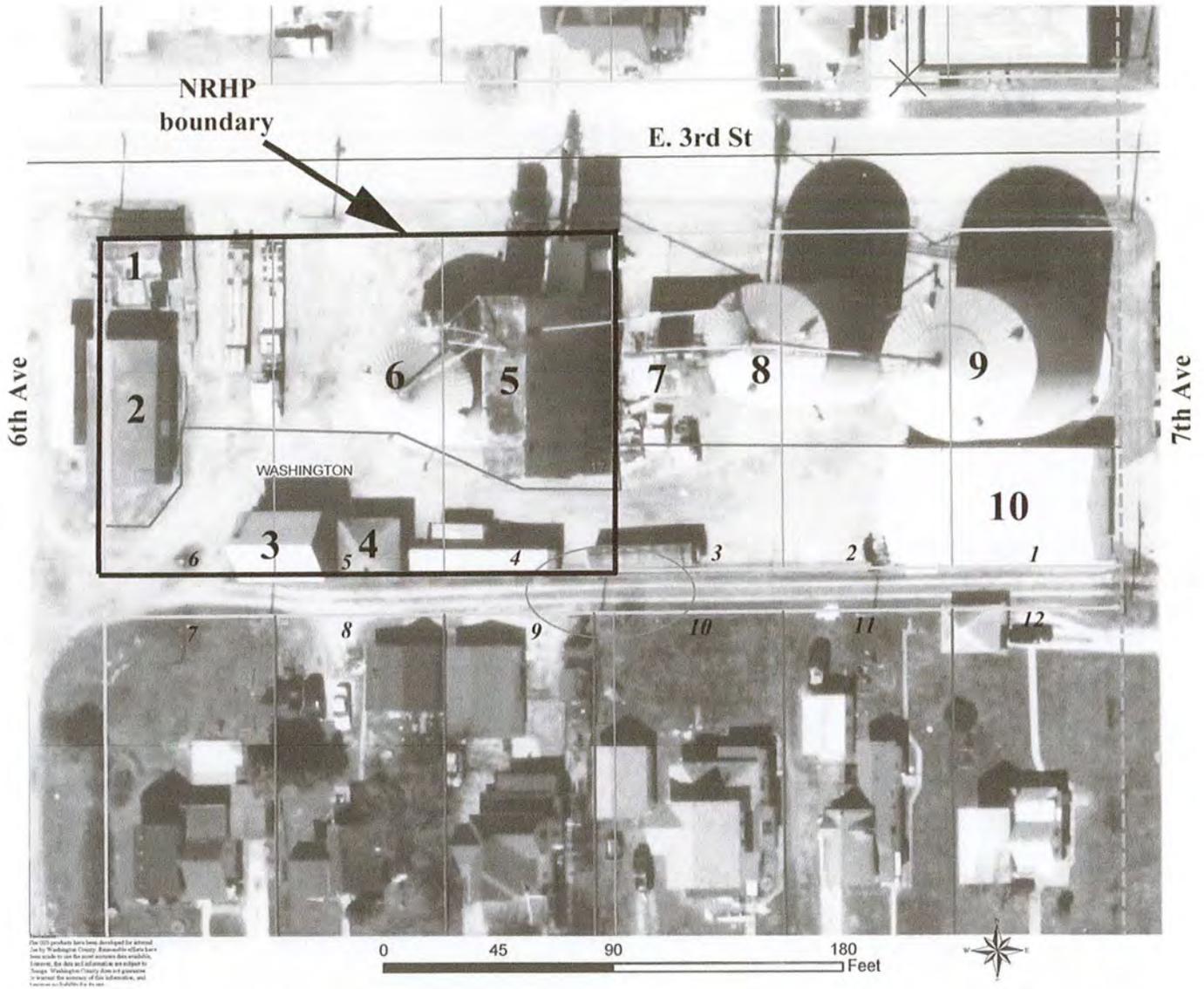


Figure 2. H.A. Baxter Coal Company property, with National Register boundary indicated (McCarley 2014).
2010 aerial photography from Washington County GIS

- 1 – office (C), 2 – feed warehouse (C), 3 – delivery stables (C), 4 – garage (C), 5 – coal elevator (C), 6 – grain bin (NC)
- 7 – feed mill, 8 – grain bin, 9 – grain bin, 10 – grain storage building

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property. The set of three windows on this west elevation are covered with plywood on the exterior, and the interior shows that the original wood sashes are in poor condition but still exist in the openings. The double-hung wood window has a decorative "Craftsman" top sash consisting of a large center pane and perimeter rectangular lights and a lower single-light sash. Two sets of paired windows in the same style also remain along the north elevation along N. 3rd Street. These windows are spaced around an interior safe, with "Baxter Coal Co" remaining on the door. The windows on the west and north sides sit on a wide angled watertable, which acts as a sill. The brick veneer continues around the windows, with no lintel detail. Basement windows in the rusticated concrete block foundation have segmental arch tops and lintels. These windows are located below each of the main windows, and they are also covered in plywood (some removed). The interior likewise reveals single-light segmental arch wood windows typically in place, generally in fair condition. The east elevation consists of the end of the gable-roof section along 3rd Street and the side of the south gable-roof section. Originally, a drive-through canopy with scales extended from this section, which was removed in the early 1960s to accommodate larger trucks. The ghost line of the roof is visible along this east gable. The east gable side has an entry near the north end. Large picture windows replaced earlier double-hung windows similar to the west side in the early 1980s around the same time that the larger scales were installed east of the building. An entry on the south side of this east gable section has been converted to a window. A second east entry is located in the east side of the south section. Both east entries have historic wood trim on the interior that reflects the same style as the historic windows and thus both appear to be original, along with the interior opening to the former southwest corner porch. This south section of the building originally housed an engine for the elevator to the south (which burned around 1937). The interior is generally open, with an office in the former southwest corner porch and safe in the center of the north wall. The walls and ceiling are finished with plaster, and it has a wood floor. Historic wood trim remains in place for the windows on the west and north sides. The building sits on a full basement, with stairs along the east side of the south section. The north portion of the basement is lower/taller than the rear section, and a small bathroom is located in the southeast corner. The safe has a full foundation as well, with storage accessed from the east side.

#2 – Feed warehouse – contributing (A)

The frame feed warehouse to the south of the office along the west side of the property was built likely circa 1938. The building is noted as a feed warehouse on the 1943 Sanborn map, and it was built after fire destroyed the earlier grain elevator at this location around 1937. The building reportedly reused lumber from a lumber shed in Wyman (Robertson 2013). Fire damage to some of the boards suggests that they may have also been salvaged from the earlier building at this location. The railroad siding extended into the property from the southwest corner and turned to access the center of the property. This building was thus designed with a clipped southeast corner. The building is 24 feet wide at the north end. The north 32 feet of the building sits on a rusticated concrete block foundation. The block is a smaller 16 by 7 inches, and the decorative face is well defined. The block is also made with course aggregate. The south 38 feet of the building then sits on a poured concrete foundation. Thus, one part of the building may have used part of an older foundation, as the full footprint of this building is depicted on the 1943 Sanborn fire insurance map. The wood siding was covered with the metal siding in the 1960s. Asphalt shingles clad the roof, and exposed rafter tails extend under the eaves on the east and west sides. Two small four-light windows are found near the eaves on the east side, with a large sliding door between them. Two large sliding doors are found on the west side. The interior is open and not finished, with exposed wood roof trusses and exterior wall studs.

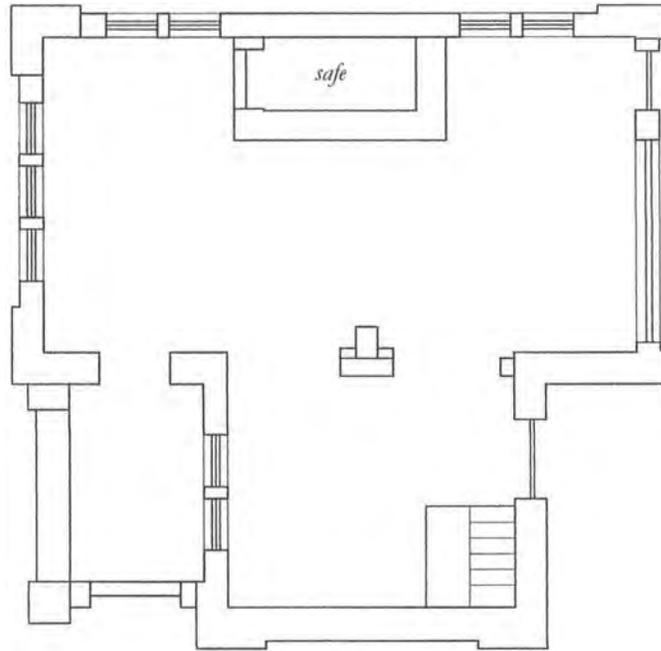
#3 – Concrete block stables/warehouse – contributing (A, C)

This one-and-one-half-story rusticated concrete block building appears to have been built around the same time as the office building, with an earlier building here on the 1909 Sanborn map and this building shows as an outbuilding with "S" (stables) noted on the 1917 Sanborn map. The building was reportedly built as stables, with horses on the main level and a hay loft above (Bonar 2014; Robertson 2013, per Hemming). Coal deliveries for the business were historically made with teams of horses and wagons, and this building reflects

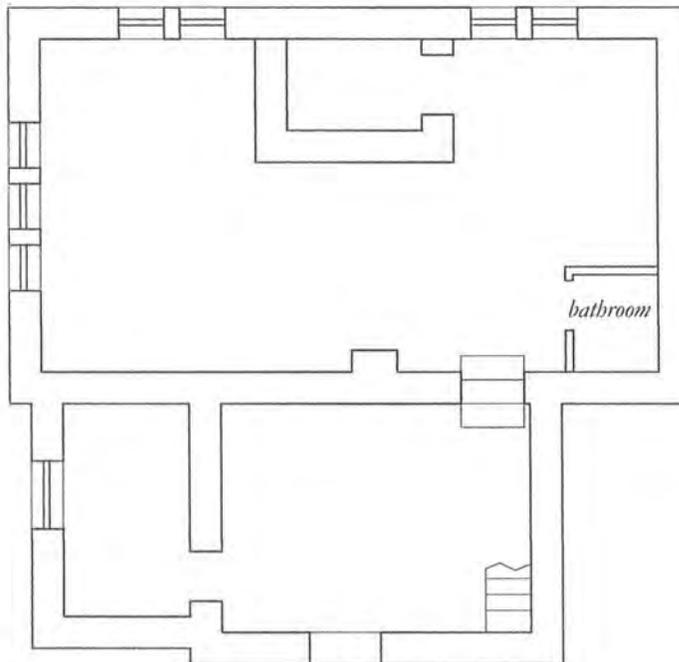
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First story



Basement



H.A. Baxter Coal Company
Washington, Iowa; June 2014
1/8"=1' (sketch of general layouts)
R.L. McCarley, SPARK Consulting

Figure 3. Floor plans of Baxter Coal Company office building.

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that aspect of the history of the property. It sits along the alley bisecting the block, with a footprint measuring 30 by 24 feet. The rusticated concrete block is an elongated 24 by 8 inches, and the decorative face is not well-defined. This may be related to the original mold or weathering of the material over time. The rusticated concrete block building is largely covered in ivy, obscuring some features from the exterior that remain visible on the interior. A large garage door is found on the north side, which replaced three original wood doors. An interior brick chimney extends up the south wall and above the roof, and it has a concrete cap. Three four-light wood windows are found on the lower story on the west side, with a hayloft door on the upper story on this side. Paired four-light wood windows are found on the south side along the alley, with an additional window opening with a later horizontal three-light window. The east side has two small windows without sashes on the lower story and a six-over-six-light double-hung wood window in the gable on this side. These windows are covered with wood boards on the exterior. The interior of the building is open. The concrete block is smooth on this side, and it is not finished. The wood floor joists for the hayloft were removed historically, with joist pockets in a brick course remaining on the east and west walls.

#4 – Concrete garage – contributing (A)

This one-story hip-roof garage is noted as concrete block construction on the 1931 and 1943 Sanborn maps. The interior has exposed concrete block at a standard 16 by 8 inches, and it appears that the exterior was historically clad in stucco, as it currently is. The building measures 22 by 21 feet. The garage is noted by the assessor as built circa 1922, though this date has not been confirmed. It was not built by the 1917 Sanborn map, and it does appear on the 1931 Sanborn map, so it was built in this period. A growing number of trucks were used for coal delivery in this period, and this garage appears to have been constructed in relation to this aspect of the history of the property. The garage has two single-car door openings on the north side, with paneling and a pedestrian door installed in the east one. Ivy covers the majority of the exterior of this building as well, obscuring features from the exterior that remain visible on the interior. A six-over-six-light double-hung wood window is centered on the east wall. An interior brick chimney is found on the south wall, and the top has been removed above the roof. A six-over-six-light double-hung wood window is found to either side of the chimney. No openings are found in the west wall.

#5 – Coal elevator – contributing (A, C)

This poured concrete coal elevator was built circa 1920 for H.A. Baxter for storage and handling of coal. The seams/joints in the poured concrete construction are visible, created as concrete was poured within forms and then the forms moved up for the next section. The 1926 article indicates that the building is 70 feet deep by 18 feet wide by 70 feet tall. Few openings are found on the building, with entries at the north end of the base to access the top of the structure. Three window openings are found on the east and west sides along the top, and two window openings are found on the north side. Historic photographs show six-over-six-light double-hung wood windows. The sashes have been removed, with some openings covered with wood paneling. Coal was loaded at the base of the north end, elevated to the top, and conveyed across the top into the large storage bins. The base of the bins are accessed by doors in the concrete walls at the ground level on the east and west sides. Five openings are found along the west side and three openings are found along the east side. Two compartments are found within the interior, with a concrete dividing wall. The coal elevator was utilized into the 1950s when it had become cheaper and simpler to handle coal on the ground with hopper cars and end loaders. In the middle or late 1960s, it was converted for use as a grain elevator for the continuing business on the property. The equipment was mostly replaced, though basic concrete structure left intact (Robertson 2013).

#6 – Grain bin – non-contributing

A metal grain bin was built to the west of the concrete elevator building in 1972, per the assessor. Additional related equipment has also been added on this side of the elevator.

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Buildings outside district boundary to east:

#7 – A metal building was constructed as a feed mill to the east of the concrete elevator building in 1960, per the assessor. It was constructed for conversion/consolidation of property into Freshwaters Feed and Grain Company. The bins originally inside the building have been removed.

#8 – A second large metal grain storage bin was built to the east of the metal feed mill building in 1975, per the assessor, for Freshwaters Feed and Grain Company.

#9 – A third large metal grain storage bin was built to the east of the second bin in 1977, per the assessor, for Freshwaters Feed and Grain Company.

#10 – A metal grain storage building on the southeast corner of the property was built in 1958, per the assessor. It was constructed for grain storage during the conversion/consolidation of property into Freshwaters Feed and Grain Company. It has been converted for use as a repair garage for the trucking company that owns the south portion of the property. The building has a large garage door on the east side, and a pedestrian door and small windows in the northeast corner.

Integrity

The H.A. Baxter Coal Company retains good historic integrity as a historic district and of individual resources. It remains on its original site and setting on the east side of Washington. The four main historic resources reflect the historic use of the property as a coal company, with other sheds historically on the property related to storage and other aspects of the business previously demolished. The overall integrity of design, workmanship, and materials is intact. The property retains its association to the H.A. Baxter Coal Company and the overall feeling of a more industrial business/site. Specific aspects of the historic integrity of the property include:

Location: The H.A. Baxter Coal Company remains on its original site along the south side of E. 3rd Street between 6th Avenue and 7th Avenue on the east side of Washington.

Setting: The setting of the H.A. Baxter Coal Company has historically been and currently is on the south side of the railroad corridor through Washington, with some commercial uses on the immediate block and residences on the blocks to the east, south, and west of the property.

Design: The design relationship between the main buildings on the property related to the coal company remains intact, as well as the design of the individual buildings. These buildings were historically concentrated on the west half of the property, with the railroad siding and open space in the center of this half. The overall design and architectural detailing of the Craftsman office building are also intact, as is the simple concrete design of the coal elevator and delivery stables.

Materials: Brick is the dominant exterior material for the office building, cladding tile block constructed and accented by concrete details. The use of concrete throughout the construction of the contributing resources on the property is significant. The earlier elongated concrete block construction of the delivery stables, as well as use on the foundation of the office building is intact. The poured concrete construction of the elevator is likewise intact and easily visible, providing an excellent historic example of this material.

Workmanship: The historic workmanship of the historic buildings and coal elevator continue to be strongly reflected in the overall historic design elements and materials, as noted above.

Feeling: The overall feeling of the property as a multi-building operation related to the coal industry remains intact.

Association: The property retains a strong association to its original function as the H.A. Baxter Coal Company and continuing function as a coal company under subsequent owners.

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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.

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.

Areas of Significance

(Enter categories from instructions.)

Commerce
Architecture

Period of Significance

1912-1959

Significant Dates

1912
1920

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

Architect/Builder

unknown

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The H.A. Baxter Coal Company Historic District is nominated at a local level of significance under Criterion A for its significance within the commercial history of Washington, Iowa, and under Criterion C for its architecture. The H.A. Baxter Coal Company was a significant local business, providing a needed commodity for Washington (coal) as well as two other main products (building materials and grain). H.A. Baxter bought an earlier grain elevator on this site in 1903, constructing new buildings in the 1910s and 1920s. The brick Craftsman office building was constructed in 1912, and it is an excellent example of a small office building in Washington. A delivery stables building was also likely constructed circa 1912, utilizing locally produced rusticated concrete blocks. The large 70' coal elevator building with poured concrete construction was then built circa 1920. It was the only coal elevator in operation in Washington, and it is the only extant coal elevator identified in southeast Iowa at this time. A new garage for delivery trucks was built circa 1922. These buildings provide an interesting and significant collection of concrete construction in Washington, contributing to the architectural significance of the property along with the Craftsman office building. A coal company continued to operate here until 1959, with the business focus then shifting more strictly to feed and grain. Thus, the period of significance spans from 1912 when the office building was constructed through 1959 when the nature of the business on the property changed. Significant dates include 1912 (construction of the office building) and 1920 (construction of the coal elevator).

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

The H.A. Baxter Coal Company Historic District is nominated under Criterion A for its significance within the commercial history of Washington. Through the first half of the 20th century, coal was a necessary part of daily life for residents of Washington and other communities. By 1910, five businesses in Washington sold coal to retail customers. None of the businesses were exclusively coal dealers, with each selling coal in conjunction with a grain elevator or building materials business. Henry A. Baxter offered these three business aspects – coal, grain, and building materials. However, this business and the property are particularly noted for their association with the retail coal business in Washington, and the extant resources are most closely related to this aspect. The office building constructed in 1912 was thus affiliated with all aspects of the business, with the concrete elevator built specifically for coal handling in 1920 and the stables and garage related to coal delivery. Baxter was the only coal dealer in Washington to operate a coal elevator, with advertisements noting its great efficiency for handling of coal to reduce overall costs. The grain elevator was destroyed by fire around 1937, replaced by a feed storage building to the south of the office. The other storage buildings for building materials and grains were demolished through the middle of the 20th century. Thus, four historic resources are extant that relate to the coal aspect of the business that operated here from 1912 to 1959, with the c.1938 feed storage building also standing related to other aspects of the operations. This is a larger number of buildings than associated with any other similar business in Washington. Additionally, this was the only business in town to have a coal elevator, and the extent of the buildings and operations appear larger than other similar businesses in the 1920s. Henry A. Baxter died in 1929, and the Baxter Coal Company continued to operate here through the 1930s, first by son Howard and then associated with Clarence E. Phillips in later years. It was briefly the Palmer Coal Company and Bush Coal Company in the early 1940s before the property was acquired by Howard F. Freshwaters in 1945. Freshwaters Coal and Supply then operated at this property from 1945 to 1959. In 1953, it was noted to be one of two companies in town devoted primarily to coal, with other businesses offering coal as a sideline to other products. The coal business declined through the 1950s with increasing use of natural gas for heat. In 1959, Freshwaters Feed and Grain Company moved to this property from a location downtown, and Freshwaters Coal and Supply Company was last listed here. Freshwaters Feed and Grain Company continued to offer coal for sale into the early 1970s, and they were the last business in Washington to sell coal (Robertson 2013).

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The H.A. Baxter Coal Company Historic District is also nominated under Criterion C for its locally significant architecture, particularly the office building, coal elevator, and the delivery stables building. The small office building reflects the simplified Craftsman style, with wide brick columns marking the corners of the building and simple stone detail along the parapet walls. It is an excellent example of an extant small office building related to a larger multi-building business. Additionally, while the Craftsman style was utilized for residential construction in Washington, it was used more sparsely for commercial construction, and this office building is the only known example of the style tied to a more industrial complex. The coal elevator is an excellent and monumental example of poured concrete construction in Washington. Few buildings or structures in town were constructed with exposed concrete or concrete block walls, and the elevator appears to be the largest concrete construction project in town in the 1910s and 1920s. The 70-foot tall elevator is also visible from throughout the east side of Washington, marking the property. The use of rusticated concrete blocks for the stables building around 1912 reflects the local concrete industry and provides an early extant example of non-standard block. The use of concrete throughout the buildings on the property is significant within this context of building construction in Washington, and the property provides an interesting collection related to the use of this building material. The concrete industry in Washington was started by contractor John J. McKeone, with concrete foundations, sidewalks, and bridges built. By 1904, he produced decorative and plain concrete blocks in a local factory for use particularly in foundations. The 1912 office building sits on rusticated concrete blocks measuring 20 by 8 inches, a locally produced size. The circa 1912 stables building has similar, yet larger, 24 by 8 inch rusticated concrete block. John J. McKeone appears to have been the primary supplier of concrete block in this period, and both are examples of locally produced block. He also had experience with reinforced concrete construction. The poured concrete construction of the coal elevator in 1920 is unique both for the type of the structure and scale of the buildings. Concrete block continued to be utilized in the construction of the garage circa 1922, with blocks of a standard 16 by 8 inch size clad in stucco. A combination of smaller 16 by 7 inch rusticated concrete block and poured concrete remains for the feed warehouse constructed on the west edge of the property circa 1938. This property thus provides an interesting and significant range of resources related to early concrete construction in Washington.

Developmental history/additional historic context information (if appropriate)

Coal, grain, and building materials business of Henry A. Baxter, 1903-1929

Washington initially was platted and developed as the county seat of Washington County from 1839 through the early 1850s, supporting and supported by the surrounding agricultural land. It then underwent marked development in the middle of the 1850s into the 1860s related to the arrival of the Missouri and Mississippi Railroad in 1858. It prospered as a community at the end of the railroad through 1869, when the railroad was extended to the west. Development slowed in the early 1870s and resumed by the 1880s. Construction was steady from the late 1880s through the early 1890s. 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. Population grew to 4,255 by 1900. The period from 1900 to 1919 was noted as a period of "Industrial Development and Commercial Growth" in the Washington Downtown Historic District nomination, with industries and businesses forming in this period that would sustain the economic base of Washington through the middle and late 20th century. The H.A. Baxter Coal Company falls among these businesses.

As an agricultural processing center with strong railroad connections, Washington had a history of these types of businesses in town, and this property was used as such prior to Henry A. Baxter's business. Railroad

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connections permitted products to be shipped to town and products to be shipped out of town. In January 1893, Washington had three feed stores, two carriage factories, brick and tile works, machine shop, grain weigher factory, planing mill, two mills, three elevators, three coal yards, and two lumber yards among other businesses ("A Few Items of Which Washington Boasts," *Washington Gazette*, January 6, 1893, 3). The coal yards were part of businesses that handled other products as well. John Shields, already in his 20th year of business, offered coal, wood, brick, tile, etc. from a location on N. Marion along the railroad. Samson & Montgomery sold grain, fuel, and building materials from this site at E. 3rd St and N. 6th Ave, along the Burlington & Northwestern line ("Men Who Make a City," *Washington Gazette*, January 6, 1893, 5). The 1897 Sanborn map shows their operations on the six lots on the south side of the 600 block of E. Third Street, with a siding from the main railroad extending from the southwest corner at the alley to the east through the middle of the property. The property included a small office at the northwest corner, a grain warehouse, elevator, oat bins, corn cribs, and wood piles. The 1902 Sanborn map shows that the partners in the business then were Samson & Livingston, and their scope included a grain elevator, coal, and wood yard. A new office appears to have been built in the northwest corner of the property, with a new elevator to the south of the office and a coal shed extending to the south. The railroad siding was relaid along N. 6th Ave on the west side of the property, rather than extending into the property. Access to the property was improved on June 29, 1902 when the narrow gauge tracks of the Burlington & Northwestern through Washington were upgraded to standard gauge. The 1902 Sanborn map also shows that the freight and passenger depot for the Burlington & Northwestern Railroad was located on the west side of 6th Avenue, across from this property.

On March 2, 1903, Ralph Livingstone and Ed H. Samson sold the property (lots 1 to 6 in Block 1 of Northeast Addition) to Henry A. Baxter. Henry Augustus Baxter was born in Tama County, Iowa, on August 28, 1864, and he first entered the grain business in Garwin, Iowa. He married Bertha Marie Kellerman in Garwin in November 1890, and they moved to New Hartford. The 1900 federal census listed Henry A. Baxter as a grain dealer in New Hartford, Iowa (Butler Co), with wife Bertha and children Howard A. and Harold H. His obituary from 1929 notes that they moved to Washington in 1903 when he bought the Samson & Livingston elevator and yard, and Henry A. Baxter had operated a grain, fuel, and building material business here since then ("Baxter Funeral to be on Sunday," *Washington Journal*, April 4, 1929, 1). The 1903 city directory lists Henry A. Baxter as a grain dealer, though his business was larger in scope. An advertisement for H.A. Baxter in the *Evening Journal* on May 1, 1903 noted that he was the proprietor of the Burlington Elevator, and that he carried a complete line of fuel including best grades of hard and soft coal as well as a complete line of building materials, lime, sand, cement flue linings, etc.

The 1909 Sanborn map shows the early buildings for the property of H.A. Baxter's Elevator and Coal Yard (Figure 5). A small office was located in the northeast corner on Lot 6 with the grain elevator to the south. A new railroad siding has been built from the southwest corner curving to the east to extend through the middle/north portion of the property. A new coal shed with a clipped corner was then built on the south side of the elevator. Other buildings included a large coal shed along the track in the center of the property, a lime warehouse to north along 3rd Street, the older corn crib to south along the alley, and a two-story outbuilding (likely stables for delivery wagons). The 1909 history of Washington notes that three elevators handled grain delivery in Washington: Whiting's on the Rock Island, Chalmer's on the Milwaukee, and H. A. Baxter's on the Burlington (Burrell 1909, Vol. 1: 434). Railroads serving Washington at this time 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) (Burrell 1909, Vol. 1: 218). The 1910-11 city directory lists Henry A. Baxter as a retail merchant in coal and grain at 601 E. 3rd Street, living at 324 E. Washington. The 1910 census also lists the family living at this address, including Henry A. (42), wife Bertha M. (36), son Howard A (17), and son Harold H. (14).

Similar to Henry A. Baxter, the other coal businesses also operated other aspects of their business. The 1910-11 city directory lists five coal dealers in Washington: Anderson & Wilson (330-331 N. Marion Ave), H.A. Baxter (601 E. 3rd St), D.A. Chalmers (407 N. Iowa Ave), J. Shields & Son (407 N. Marion Ave), W.A. Whiting & Son

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(327 N. Iowa Ave). The three elevators listed in the 1909 history are also listed: H.A. Baxter (grain – 601 E. 3rd St), D.A. Chalmers (grain – 407 N. Iowa Ave), and W.A. Whiting & Son (grain – 327 N. Iowa Ave). None of these properties retain buildings from this period. Building materials were sold by H.A. Baxter (601 E. 3rd St), John Shields & Son (407 N. Marion) per the 1910 city directory. Advertisements in the *Evening Journal* in spring 1912 were only found for John Shields & Sons, among these businesses. The business offered plenty of coal and dry wood, Chicago AA Portland cement, plaster, sand, gravel, brick, drain tile (all sizes), fire brick, fire clay, flue lining (all sizes), and hot and cool lime.



Figure 4. 1906 map of Washington showing railroad lines, with property indicated.

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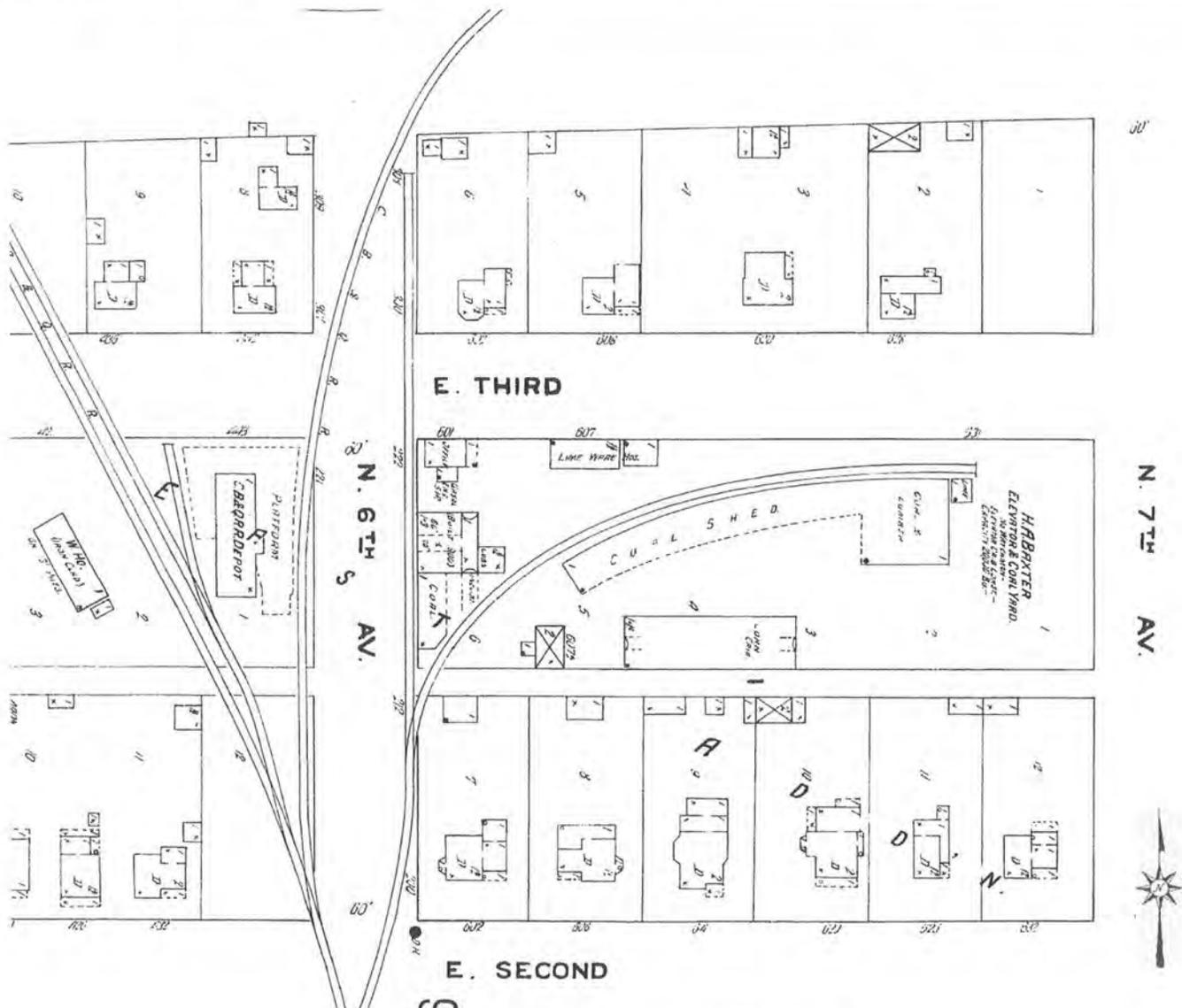


Figure 5. 1909 Sanborn fire insurance map

Per the later 1931 Sanborn map, the current “fireproof” office was built at the northwest corner of the property at 601 E. 3rd Street in 1912 (#1 on Figure 2). This date is consistent with a 1913 invoice from the vault company for \$175 found by Bob Robertson (Robertson 2013). The April 1913 advertisement for H.A. Baxter included a photograph of the elevator, with the office building to the north (Figures 6-7). Thus, it was completed by this date. The building was constructed on a rusticated concrete block foundation with tile block walls, which were clad in brick veneer on the exterior and plaster on the interior. The concrete floor and roof contributed to the “fireproof” designation on later Sanborn maps. The 1917 Sanborn map shows this new office building, slightly further to the west than the earlier office (Figure 8). The 1931 Sanborn map then noted additional details, including the 1912 date, fireproof construction details, and engine in the rear section. This engine was tied to the operations of the elevator to the south (Robertson 2013). The new rusticated concrete block delivery stables also appears by the 1917 Sanborn map (#3 on Figure 2), likely built at the same time or shortly after the office building. The map notations include the large “X” for a carriage house / stables and then a large “S,” and it is noted locally as well that it was originally a stable for horses used for delivery wagons, with a hay loft above (Robertson 2013). Early coal deliveries were made with teams of horses and wagons to customers in Washington.

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The anniversary edition of the *Evening Journal* on April 26, 1913 includes a large advertisement for the business of H.A. Baxter - grain, building material, and fuel. As noted, a photograph of the elevator and small office building was included (Figures 6-7). The business was noted as established in 1881, drawing on the earlier operators and businesses at this location. The advertisement noted "our market on grain is as good as the best and our capacity for handling it is sufficient to give prompt service, without delay." Baxter also had a full stock of building materials, including cement, sand, gravel, lime, plaster, common brick, hollow tile, cement blocks, sewer pipe and fittings, flue lining, fire brick, fire clay, pressed brick, white sand, and white cement. He carried a full line of standard grades of hard and soft coal - "as good as the best, better than the rest." The advertisement called special attention to Assumption nut coal for cook stoves - the best cook stove coal that is mined - clean as wood, fires quickly, intensive heat, and similarly priced as other standard coals. Baxter was the exclusive agency for Assumption coal.

The use of rusticated concrete blocks in the construction of the foundation of the office building in 1912 and for the delivery stables building was not the first appearance of this material in Washington. As noted, Baxter sold concrete blocks as part of his line of building materials by 1913, and the outbuilding perhaps provided a ready example of the use of the material for his customers. It is not confirmed but likely that these concrete blocks were produced locally, as they are an elongated dimension of 24 inches in length by eight inches in height. J.J. McKeone, contractor and builder, is known to have locally produced concrete blocks. He had first laid concrete in Washington in 1901 for sidewalks, and he built the first concrete foundation for John Shields & Sons cement store room on N. Marion in 1902 (appears to be extant). In fall 1903, he operated the first cement block machine in southeast Iowa, and he bought the first concrete mixer in the county in 1904. In fall 1904, he built himself a one-and-one-half-story concrete block residence for \$1650 at 1002 N. 7th Avenue (extant). In April 1905, he was part of a partnership of McKeone & Shields, and they completed all kinds of concrete work as well as operating a factory making cement blocks. Several men were working on spring orders at the factory. He built concrete bridges and culverts for the Chicago, Rock Island, & Pacific railroad. J.J. McKeone continued to construct buildings of concrete into the 1910s, and he laid the first strip of concrete paving on S. Iowa Avenue in 1911 (20th anniversary edition, *Evening Journal*, April 26, 1913, 27; "A Fine Cement Block Residence," *Washington Evening Journal*, April 21, 1905). The 1909 history noted that two businesses in Washington, J.J. McKeone and T. Minick & Son, made plain and ornamental cement blocks for house foundations in Washington, which was a growing and promising industry (Burrell 1909, Vol. 1: 406). The 1910 city directory lists John J. McKeone as contractor and cement block manufacturer, as well as Tobias Minick & Son. Minick was previously listed as a brick mason. Only J.J. McKeone is noted as advertiser in the *Evening Journal* in spring 1912. He noted as a contractor and builder for concrete masonry and cement work, with a yard on the Chicago, Milwaukee & St. Paul railroad tracks. He also advertised for sale concrete building blocks of all sizes, sand, gravel, crushed stone, Atlas Portland cement, and pressed brick (*Evening Journal*, May 23, 1912, 8; *Evening Journal*, May 27, 1912, 4).

J.J. McKeone was also involved in the construction of the "fireproof" house for Smith and Jennie Brookhart at 1203 E. Washington Street in 1909 (listed on the NRHP in 2005, currently part of the United Presbyterian Home). Fireproof construction was popular throughout the Midwest in this period, and this is the earliest known example in Washington. The *Evening Journal* described the construction of the \$8,500 dwelling designed by Clausen and Clausen of Davenport and built by local contractors J.J. McKeone (concrete), Roy Davis (brick), and Harry Shrader (interior) in April 1909. The floors were hollow tile block construction with reinforcing steel rods. Concrete was poured over the tile block to create concrete beams and for a depth of 2" on top of the tile block, with the floor finished in mosaic, tile, or cement. The use of the tile block lightened the weight of the floors for "fireproof" construction. The exterior walls were finished in vitrified brick, giving the house the appearance of a brick structure. The roof was constructed similarly to the floors, a unique construction method that attracted the attention of Chicago architect and reinforced concrete construction specialist Abraham Adler. Asbestos shingles then finished the fireproof dwelling. Thus, J.J. McKeone had significant experience in reinforced concrete construction by 1910.

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H. A. BAXTER
GRAIN, BUILDING MATERIAL AND FUEL
ESTABLISHED 1881
OUR MARKET ON GRAIN IS AS GOOD AS THE BEST AND OUR CAPACITY FOR HANDLING IT IS SUFFICIENT TO GIVE PROMPT SERVICE, WITHOUT DELAY.

BUILDING MATERIALS A full stock of the following is kept on hands at all times: Cement, Sand, Gravel, Lime, Plaster, Common Brick, Hollow Tile, Cement Blocks, Sewer Pipe and Fittings, Flue Lining, Fire Brick, Fire Clay, Pressed Brick, White Sand, White Cement.	FUEL FUEL FUEL We have in stock at all times a full line of the standard grades of Hard and Soft Coal—as good as the best, better than the rest. We want to call your special attention at this time to our Assumption nut coal for cook stoves. We have the exclusive agency in this city for the "Assumption" coal and it is the best cook stove coal that is mined. Try it and be convinced. There is no substitute for it. It is clean as wood, fires quickly, makes an intense heat and is no higher in price than other standard coals.
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We carry Everything in the Lines Above Named and Will Appreciate a Portion of Your Patronage

H. A. BAXTER
PHONE 11

Figure 6. Advertisement for H.A. Baxter in *Evening Journal*, April 26, 1913, 18.

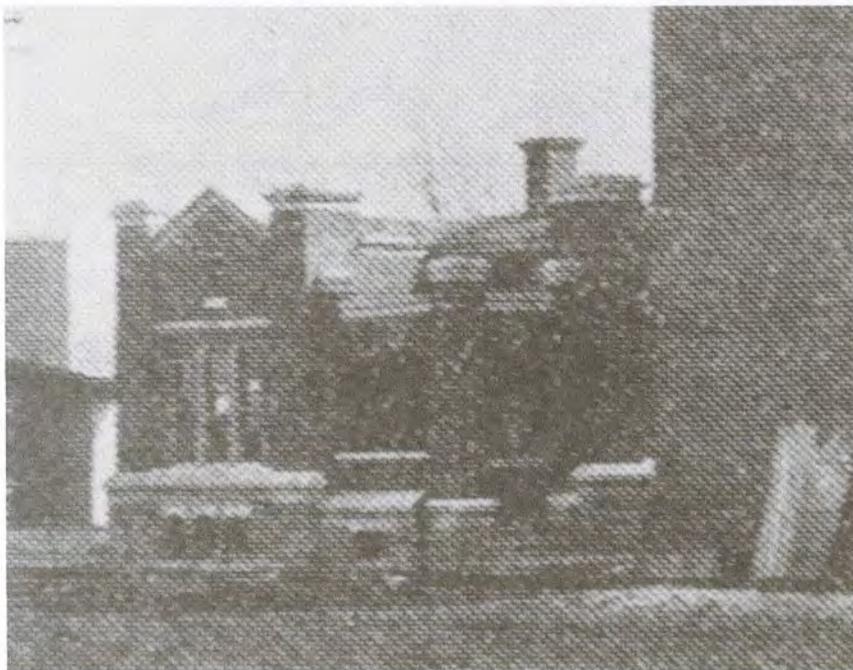


Figure 7. Enlarged view of office building in advertisement for H.A. Baxter in *Evening Journal*, April 26, 1913, 18.

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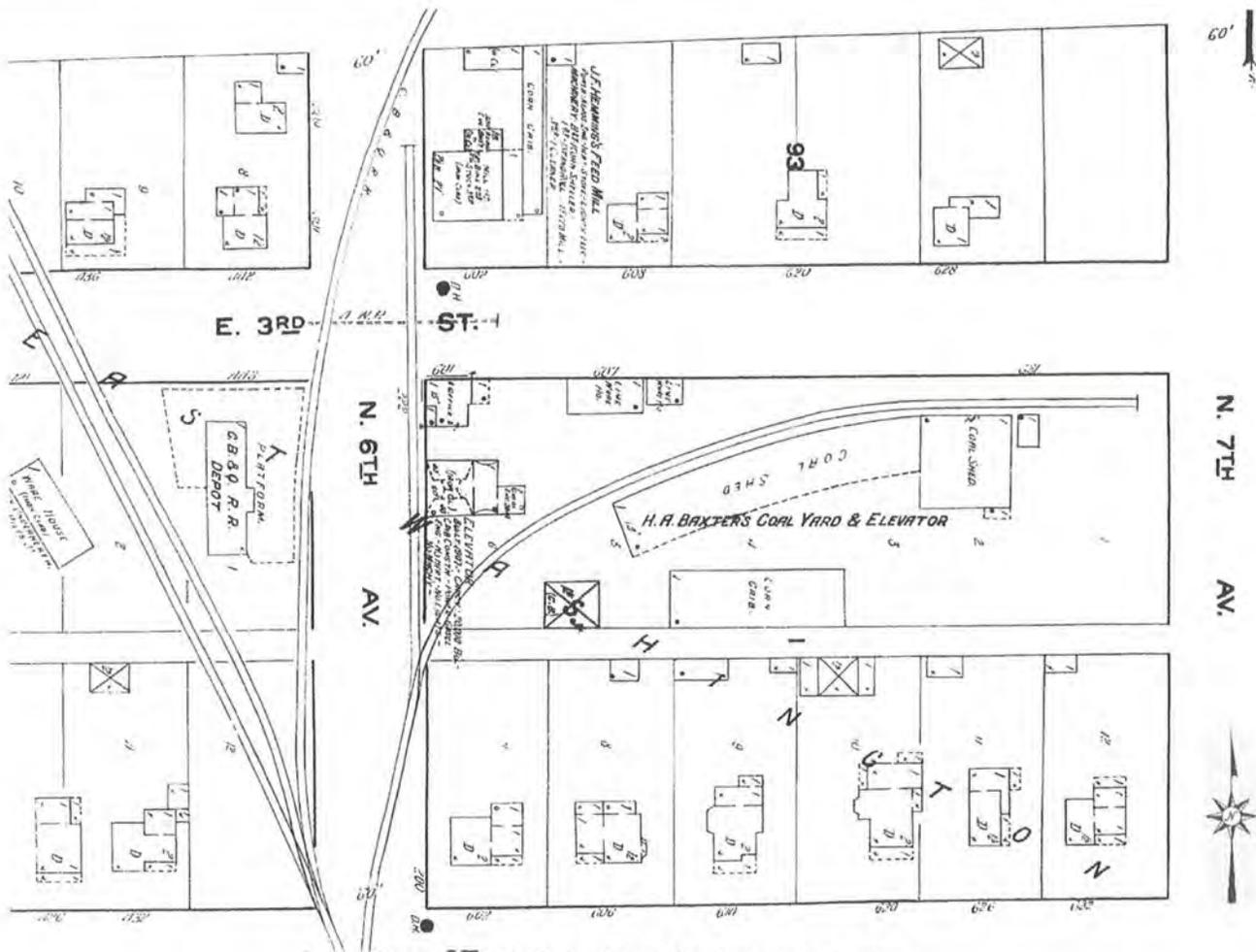


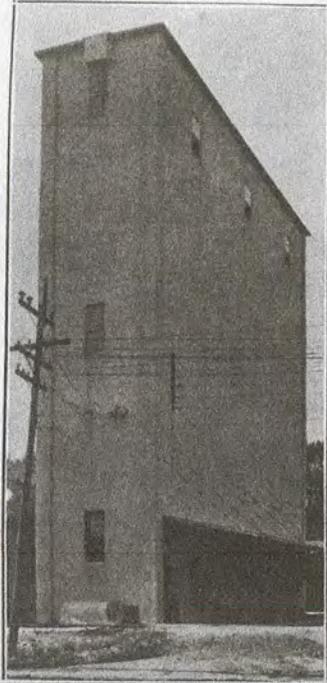
Figure 8. 1917 Sanborn fire insurance map

The 1917 Sanborn map notes the property as H.A. Baxter's Coal Yard and Elevator (Figure 8). The new office is depicted at the northwest corner of the property (#1 on Figure 2). The elevator to the south has a note that it was built in 1907, with a capacity of 20,000 bushels. It had a 60' center section and 40' side sections, as well as a one-story section to the east. The long coal shed remained through the center of the property, with a lime warehouse to the north and a corn crib to the south. The new concrete block stables building is also depicted (#3 on Figure 2). The 1917 city directory continues to list the family living at 324 E. Washington, with Henry A. Baxter listed as a grain and coal dealer. The 1920 census notes that Henry A. Baxter (54) is in the coal business, and his son Howard A. Baxter (27) is also listed as a laborer for a coal and grain business. Howard Baxter married Viva Veryl Jones on February 26, 1921, and their daughter Maxine Viva was born on December 1, 1921. Viva then died from complications on December 7 ("Mrs. Viva Baxter is Taken Suddenly," *Washington Journal*, December 8, 1921, 3). Howard would continue to work with Henry Baxter in the business through the 1920s, also living with his parents and raising his young daughter.

The large 70' poured concrete coal elevator building was constructed around 1920. The anniversary edition of the *Evening Journal* on April 3, 1926 notes that H.A. Baxter had built a new and modern elevator six years ago, including a photograph of the building (Figures 9-10). It was "cement-poured" construction, with outside dimensions of 70 feet by 18 feet by 70 feet tall. The building was equipped with the latest elevator machinery. Thus, Baxter was able to unload and elevate grain, coal, sand, or other materials in a fraction of the time and effort as required by the old hand method. It was promoted as a great saving in the expense of handling that

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Grain, Fuel, Building Material

We supply three very important essentials to the community life of Washington—

*A Market for Your Grain
Fuel for Your Winter Comfort
All Kinds of Building Material*

Our building materials include cement, sand, gravel, lime, plaster, common brick, hollow tile, cement blocks, sewer pipe and fittings, flue lining, fire brick, fire clay, pressed brick, white sand and white cement. We carry grades of coal that we do not hesitate to recommend for any purpose, and you get prompt delivery, always.

Our Modern Equipment

Six years ago we built the new and modern elevator pictured above. It is of cement-poured construction, with outside dimensions 70 x 18 x 70.

This building is equipped with the latest elevator machinery, by which we are able to unload and elevate grain, coal, sand or other materials in a fraction of the time and effort required by the old hand method. This method makes a great saving in the expense of handling, which we can pass on to our customers.

The conveniences of this modern equipment are at your service.



*Telephone
11*

H. A. Baxter

*Washington,
Iowa*

Figure 9. Advertisement for H.A. Baxter in *Evening Journal*, April 3, 1926, 32.

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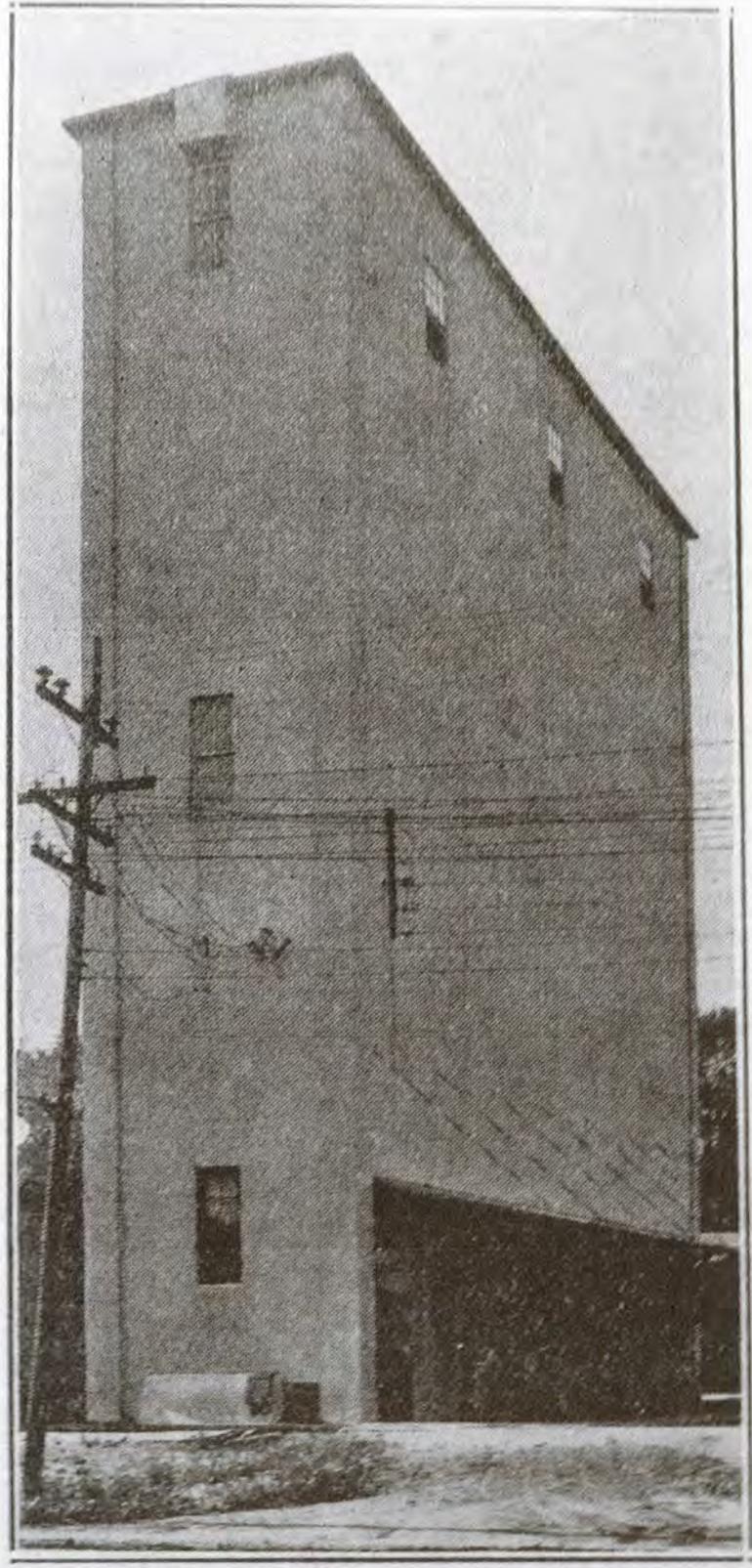


Figure 10. Enlarged view of coal elevator in advertisement for H.A. Baxter in *Evening Journal*, April 3, 1926, 32.

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material that was then passed on to his customers. Baxter had coal of all grades for all purposes (25th anniversary edition, *Evening Journal*, April 3, 1926, 32). Bob Robertson notes that the elevator was built for coal handling, with a pit on the north side. Coal was then loaded in buckets and carried to the top of the elevator, running along a track to the appropriate storage location. While other businesses in town carried coal into the 1950s, this was the only business with a coal elevator (Robertson 2013). The contractor for the construction of the elevator has not been identified at this time. John J. McKeone continued to be listed in the 1917 city directory as a contractor, and the 1930 census also identified him as a building contractor. His brother Patrick McKeone appears to also be affiliated with the business. It appears likely, based on his experience with other reinforced concrete construction in Washington, that John J. McKeone was probably the contractor for this major project as well. The 1917 city directory does also lists Minick & Sons as contractors, with Tobias noted as a cement worker. No advertisements were identified for either business in the *Evening Journal* in this period.

In addition to highlighting the modern equipment of the coal elevator, the April 3, 1926 advertisement also continued to promote the three aspects of Henry A. Baxter's business that supplied the essentials for community life of Washington – A Market for Your Grain, Fuel for Your Winter Comfort, and All Kinds of Building Material. No further attention was paid to the grain aspect of the business, with further detail on the coal elevator and business (as noted above) and the building materials. Building materials that Baxter carried included cement, sand, gravel, lime, plaster, common brick, hollow tile, cement blocks, sewer pipe and fittings, flue lining, fire brick, fire clay, pressed brick, white sand, and white cement. Prompt delivery was also always offered always (25th anniversary edition, *Evening Journal*, April 3, 1926, 32). John Shields & Sons appears to have continued to be his main competitor in this period, also selling both coal and building materials.

Modern delivery service may have prompted the construction of the one-story hip-roof concrete block garage to the east of the rusticated concrete block stables building in this period. The building is not shown on the 1917 map, but it was built by the 1931 Sanborn map, noted as "concrete block" and "A" for auto garage. This construction was likely associated with the shift in the delivery aspect of the business from horses and wagons to trucks. An undated photograph from the 1920s or early 1930s shows three delivery trucks lined up on the west side of the office building (Figure 11). This photograph also shows the small office building, including the stone caps on the column elements that complement the stone trim along the top of the parapets. The grain elevator is visible to the right, with a Chicago, Burlington, & Quincy railroad boxcar. In the background, the concrete coal elevator is visible, with six-over-six-light double-hung windows along the top. By 1931, the old stables building is noted as a warehouse, with the new building noted as a garage.

Henry A. Baxter died on April 3, 1929 in Washington. He was noted as "one of the prominent business men of Washington," conducting a fuel, grain and building materials business for many years in Washington ("Death Takes H.A. Baxter at Home," *Washington Journal*, April 3, 1929, 1). His obituary noted that he had been in failing health over the last four years, with particular issues over the last year. His son Howard had been associated with him in the business for several years. In addition to Howard, he was survived by wife Bertha and son Harold of Cleveland, Ohio. His obituary notes that he left "behind him a record of business integrity of consistent fair dealing" ("Baxter Funeral to be on Sunday," *Washington Journal*, April 4, 1929, 1).

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Figure 11. View from west end of Baxter Coal Company, including office building, coal elevator in background, and grain elevator to right (Bonar 2014).

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Transition and evolution of Baxter Coal Company property, 1929-1945

After Henry A. Baxter died in 1929, the operations of the Baxter Coal Company were initially continued by his son Howard A. Baxter. The 1930 census shows Bertha M. Baxter (58) as a widow, with her son Howard A. (37, widower) listed as a manager of a coal yard and his daughter Maxine V. (8) also living here. The 1931 Sanborn map shows the Baxter Coal Company spanning the half block on the south side of E. 3rd Street from 6th Ave to 7th Ave (Figure 12). The 1912 office building sits at the northwest corner of the property, with the canopy over the drive-through scales on the east (#1 on Figure 2). The grain elevator noted as built in 1907 sits to the rear (destroyed by fire around 1937). It had a one-story storage section to the east with an attached one-story cob house. A one-story cement warehouse (demolished) and a one-story lime warehouse sit along 3rd Street (demolished). The railroad siding continues to extend from the southwest corner to the east along the north edge of the property. The c.1920 concrete coal elevator sits near the center of the property (#5 on site plan). A one-story coal shed sits to the west of the building (demolished). A one-story building divided into two parts with coal in the north half and a repair shop in the west half sits to the east, with a one-story open shed building attached on the west side (demolished). This building section is labeled as cement block manufacturing, so it appears that perhaps Baxter made the concrete blocks that they sold in this period. This building was not on the 1917 Sanborn map, prior to the construction of the other buildings or coal elevator. A corn crib sits to the south of the coal elevator along the alley. The concrete block garage (#4 on Figure 2) and concrete block stables, now labeled warehouse (#3 on Figure 2), sit along the alley to the west of the corn crib. The 1932 telephone directory lists the Baxter Coal Company at 601 E. 3rd Street. Other coal dealers in town included Farmer's Co-operative Exchange (411 N. Iowa), John Shields & Sons (407 N. Marion), and Wilson Coal Company (326 N. Marion).

In comparison with the other coal, grain, and/or building material operations in town in 1931, the Baxter Coal Company appears significant. A handful of other operations did exist in town at this time. The feed mill of J.F. Hemming and son William was built around 1912 immediately to the north at the end of the railroad siding along N. 6th Ave. The property consisted of a two-story mill building, with a long one-story corn crib. John Shields & Sons continued to operate on N. Marion Ave, just north of the Chicago, Milwaukee, and St. Paul Railroad and Chicago, Rock Island, and Pacific Railroad (Figure 13). The operations included a one-story office (brick building with canopy on the south side, extant) at the southwest corner of N. Marion and 5th Street (Figure 15), a one-story cement and lime warehouse (long brick building along tracks, extant), three coal sheds to the west (demolished), and a building materials yard on the east side of N. Marion. John Shields died in 1936, and the business was continued into the late 1950s. The Farmers Co-operative Exchange operated their coal yard, elevator, and store on the east half of the block, at the southwest corner of N. Iowa and 5th Street. They had an elevator noted as built in 1909 (demolished), one-story coal shed (demolished), small feed building (demolished), and two-story corner store (demolished). Their 1936 ad noted that they organized in February 1921 to buy and sell grain, and they also offered a variety of coal and full line of groceries (*Evening Journal*, Washington County Centennial Celebration, July 1936, 89). The Wilson Coal Company then operated on either side of N. Marion on the south side of the railroad tracks. Their office was located on the east side (demolished), with a coal shed, ice house, feed warehouse, and implements building to the east (all demolished). A long coal shed and a one-story coal storage building were located on the west side (demolished). The 1936 ad for Wilson Coal & Ice Company notes that they also sold refrigerators (*Evening Journal*, Washington County Centennial Celebration, July 1936, 97). Wallace Lumber Company was located to the south (demolished). Baxter Coal Company was the only one in town with a large coal elevator for handling and storage, as well as having a larger number of buildings than the other operations. Additionally, more buildings remain extant than associated with the other operations.

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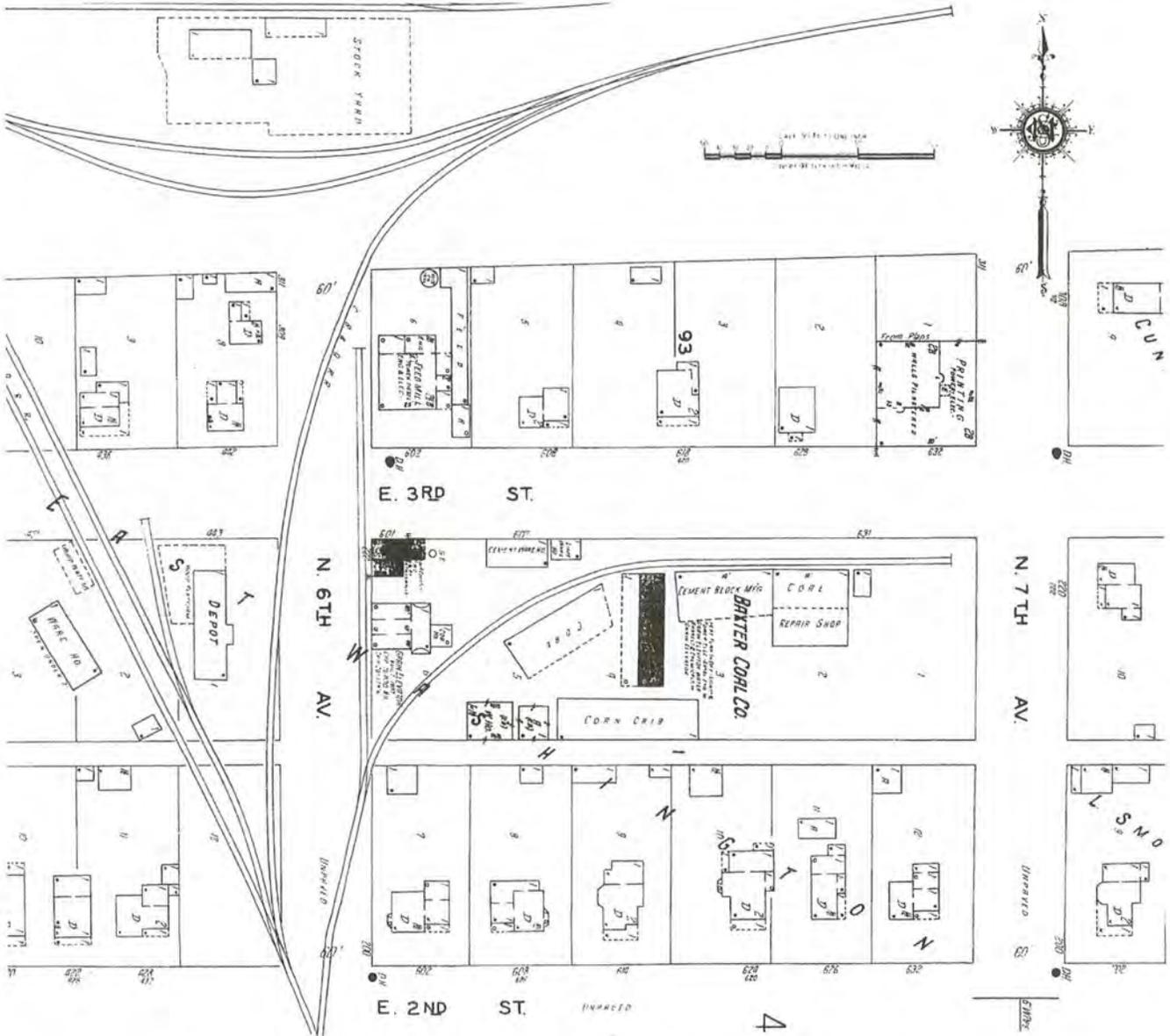


Figure 12. Baxter Coal Company on 1931 Sanborn fire insurance map

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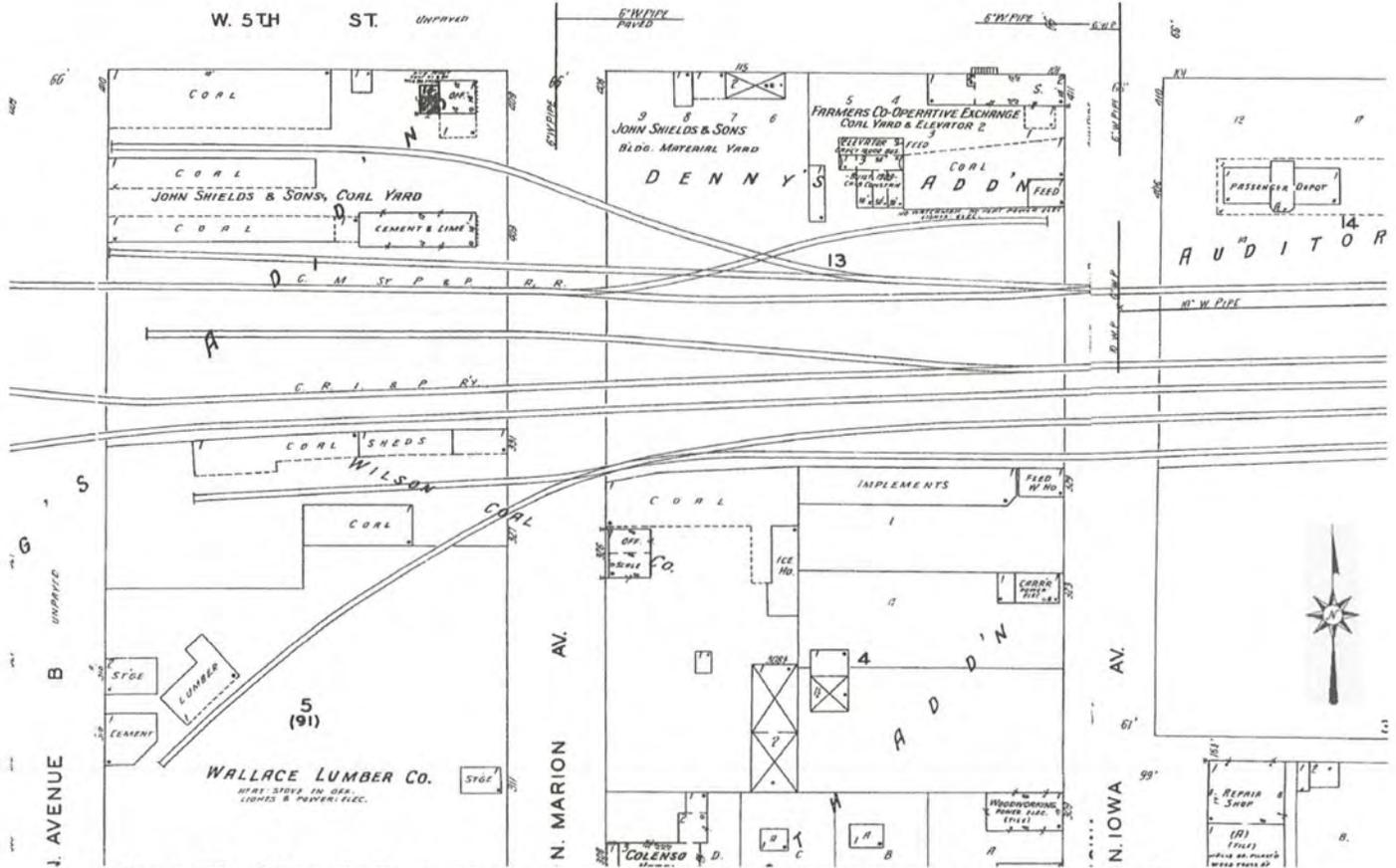


Figure 13. Other similar businesses on 1931 Sanborn fire insurance map along N. Marion Ave



Figure 14. Two extant buildings associated with John Shields & Sons (cement/lime storage, office)

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On May 1, 1934, the property (lots 1-6 in Block 1) transferred from The Baxter Coal Company to Baxter Coal Company Inc. The operations then appear to have been leased to Clarence E. Phillips. Clarence E. Phillips (32) was listed as a fireman for the railroad per the 1930 census. The 1935 city directory then notes that Baxter Coal Company was being run by C.E. Phillips, lessee, at 601 E. 3rd Street. An advertisement in the directory noted that Phillips sold coal, grain, building materials, hardwood lumber, and railroad ties. Howard A. Baxter was noted as working for Baxter Coal Company. Other coal dealers in the 1935 city directory included: Bush Coal Office (320 N. 4th St), Farmers' Co-operative Exchange (411 N. Iowa), Iowa Coal Company (503 N. 5th Ave), C.E. Phillips (601 E. 3rd St), John Shields & Sons (407 N. Marion Ave), and Wilson Coal Company (326 N. Marion). Fuel dealers listed included: C.E. Phillips (601 E. 3rd St), John Shields & Sons (407 N. Marion Ave), and Wilson Coal Company (326 N. Marion). Only two grain dealers were listed, Farmers' Co-operative Exchange (411 N. Iowa) and C.E. Phillips (601 E. 3rd St). C.E. Phillips was the only supplier of railroad ties.

The centennial edition of the *Evening Journal* from July 1936 included a large ad for the business of C.E. Phillips, including a photograph of the buildings (Figure 15). The small office building is visible at the corner, with the entry porch to the south and the drive-through canopy to the east (#1 on Figure 2). The large grain elevator is located to the south/right (fire around 1937), and the gable-roof cement warehouse was to the east/left (demolished). The large coal elevator is then visible in the background (#5 on Figure 2). The ad notes that Phillips just completed his first year in this location. He sold a full line of coal – Eastern, Western Kentucky, and Illinois Coal – as well as Shell Petroleum Coke, the "last word in heating efficiency and cleanliness." Delivery was offered to both city and country. He also sold Stokel, the world's greatest stoker. Additionally, Phillips bought and sold grain, with a well-equipped elevator complete with sheller, grain cleaner, and truck hoist. While building materials are no longer listed, Phillips instead also offered a limited amount of farm equipment, specifically Allis-Chalmers power farm equipment. The Allis-Chalmers tractor was promoted as today's greatest tractor value, reducing the amount of labor and making farming more profitable (*Evening Journal*, Washington County Centennial Celebration, July 1936, 17).

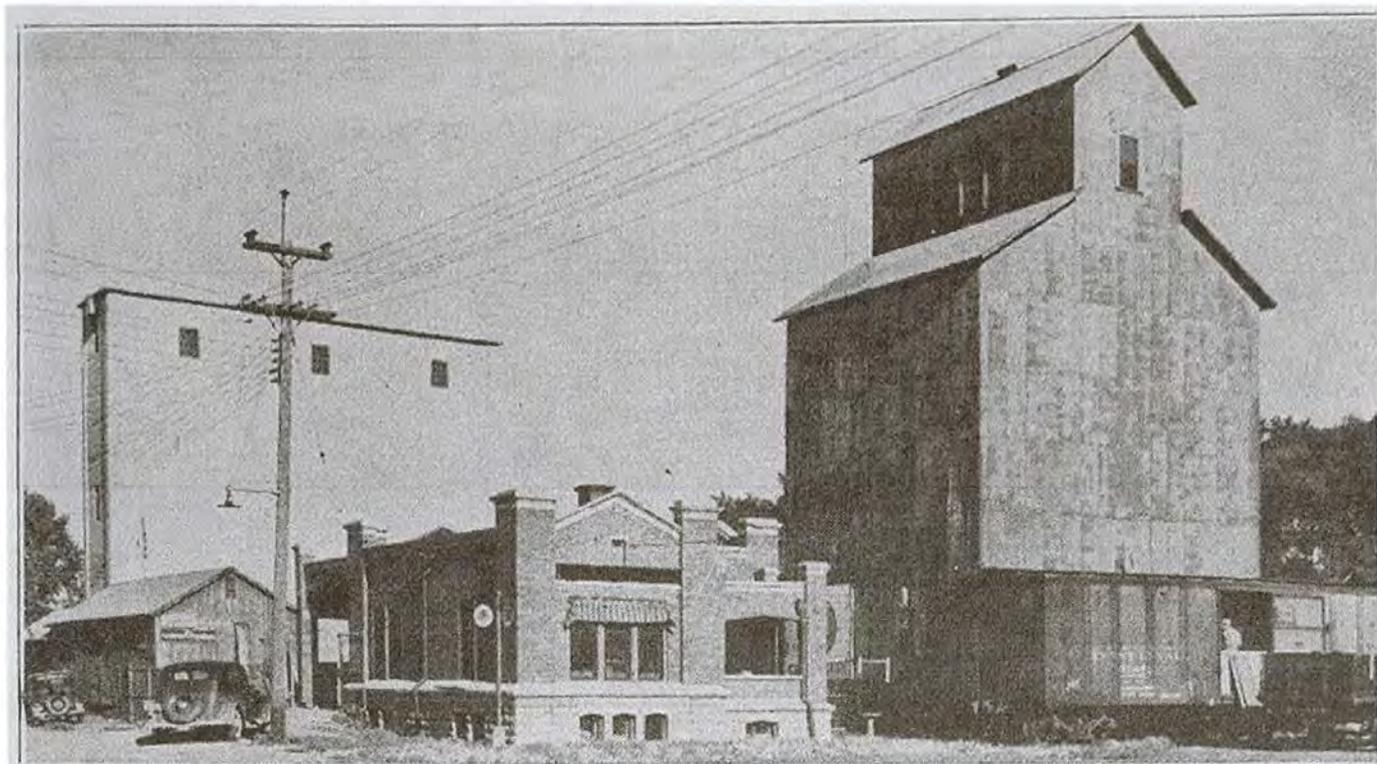


Figure 15. Baxter Coal Company in 1936, managed by C.E. Phillips (*Evening Journal*, Centennial Edition, July 1936, 17)

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The usage of the property continued through its transitional phase in the late 1930s. Per Bill Hemming, the grain elevator south of the office building was destroyed by fire around 1937 (Robertson 2013). The 1938 and 1939 city directories continue to list C.E. Phillips Coal and Grain at 601 E. 3rd Street. Clarence E. Phillips thus likely built the feed warehouse on the site of the old grain elevator around 1938 or 1939 to replace this other building. Fire damaged members noted in the building may have been salvaged from the grain elevator, and the two types of foundation materials may indicate part of an earlier foundation was also used. A quit claim deed transferred the property from Baxter Coal Company to Gertrude P. Rayburn effective on June 10, 1938 (later filed in 1941). A tax deed transferred at least part interest in the property from Marion S. George, noted as treasurer for Baxter Coal Company, to Ira Rathmel on May 8, 1939. In this period, the Centennial Edition of the *Evening Journal* was published in August 1939, without an advertisement for a business on this property. Other coal businesses continued in this period. John Shields & Company sold coal, building materials, and concrete blocks, and the Wilson Coal and Ice Company offered products to both heat and cool properties. The Farmers' Cooperative Exchange continued to buy and sell grain as well as operate the Farmers Store, which sold groceries, coal, grain, and feeds. Starting in January 1938, Allis Chalmers farm machinery was sold at the Washington Implement Store by Jim Ashby and Glen Anderson (*Evening Journal*, Centennial Celebration, August 1939, 33, 63, 75, 100).

The Baxter Coal Company property then underwent a period of further transition from 1940 to 1945. The 1941 city directory lists C.E. Phillips as a coal dealer, living at 730 E. Washington. Bertha Baxter continued to live at 324 E. Washington, with son Howard A., an electrician at the state hospital, and his daughter Viva M. Baxter. None appear to have then been affiliated with a business at this location. The 1941 city directory then lists the short-lived Palmer Coal Company at 601 E. 3rd Street, run by William Palmer who also ran William Palmer Trucking. Coal dealers listed in town included: Bush Coal (422 E. 3rd St), Farmers' Co-operative Exchange (411 N. Iowa), William Palmer Coal Co (601 E. 3rd St), C.E. Phillips (730 E. Washington), John Shields & Sons (407 N. Marion Ave), Washington Lumber and Fuel Company (301 N. Marion), and Wilson Coal Company (326 N. Marion). Interestingly, Rayburn Land Company, owned and operated by R.E. Rayburn, is also listed at 601 E. 3rd Street. The business offered real estate loan, and it may have operated out of the small office with Palmer utilizing the other buildings on the property.

On May 11, 1942, Bertha Baxter died, and title to the property then fully cleared, with Gertrude P. Rayburn transferring interest to Viva Maxine Baxter and then both Baxter and Ira Rathmel transferring the property (lots 1-6 in Block 1) to Cy Bush in November 1942. The August 1939 newspaper edition notes that Bush Feed Store had operated south of the southeast corner of the square since September 1, 1928, selling feed and fuel (*Evening Journal*, Centennial Celebration, August 1939, 19). The 1941 city directory lists Cyrus Bush as the owner of Bush Coal Company (422 E. 3rd St) and Bush Feed Company (210 S. Iowa). Thus, the coal operations appear to have transferred to this largest property. Bob Robertson notes that the coal and feed were the primary business operations here in the early 1940s (Robertson 2013).

The 1943 Sanborn map continues to label the property as the Baxter Coal Company, perhaps a carryover from the earlier map/business as it would have been the Bush Coal Company by this date (Figure 17). Nearly all of the same buildings from the 1931 Sanborn map continue to be depicted on the property, including the office with side canopy (#1 on Figure 2), warehouse (#3 on Figure 2), garage (#4 on Figure 2), coal elevator (#5 on Figure 2), cement warehouse and lime warehouse along 3rd Street (demolished), coal shed to west of the elevator (demolished), and large building with coal, a repair shop, and cement block manufacturing to the east (demolished). The one change to the property noted on the map is the construction of the feed warehouse to the south of the office building along N. 6th Avenue at the west edge of the property (#2 on Figure 2). The feed warehouse was built to the south of the office after the 1937 fire, perhaps in 1938 by/for Clarence E. Phillips as noted. Reportedly, the lumber was from a dismantled lumber shed in Wyman (Robertson 2013). The building has a clipped southwest corner designed to accommodate the railroad siding into the property.

H.A. Baxter Coal Company Historic District
 Name of Property

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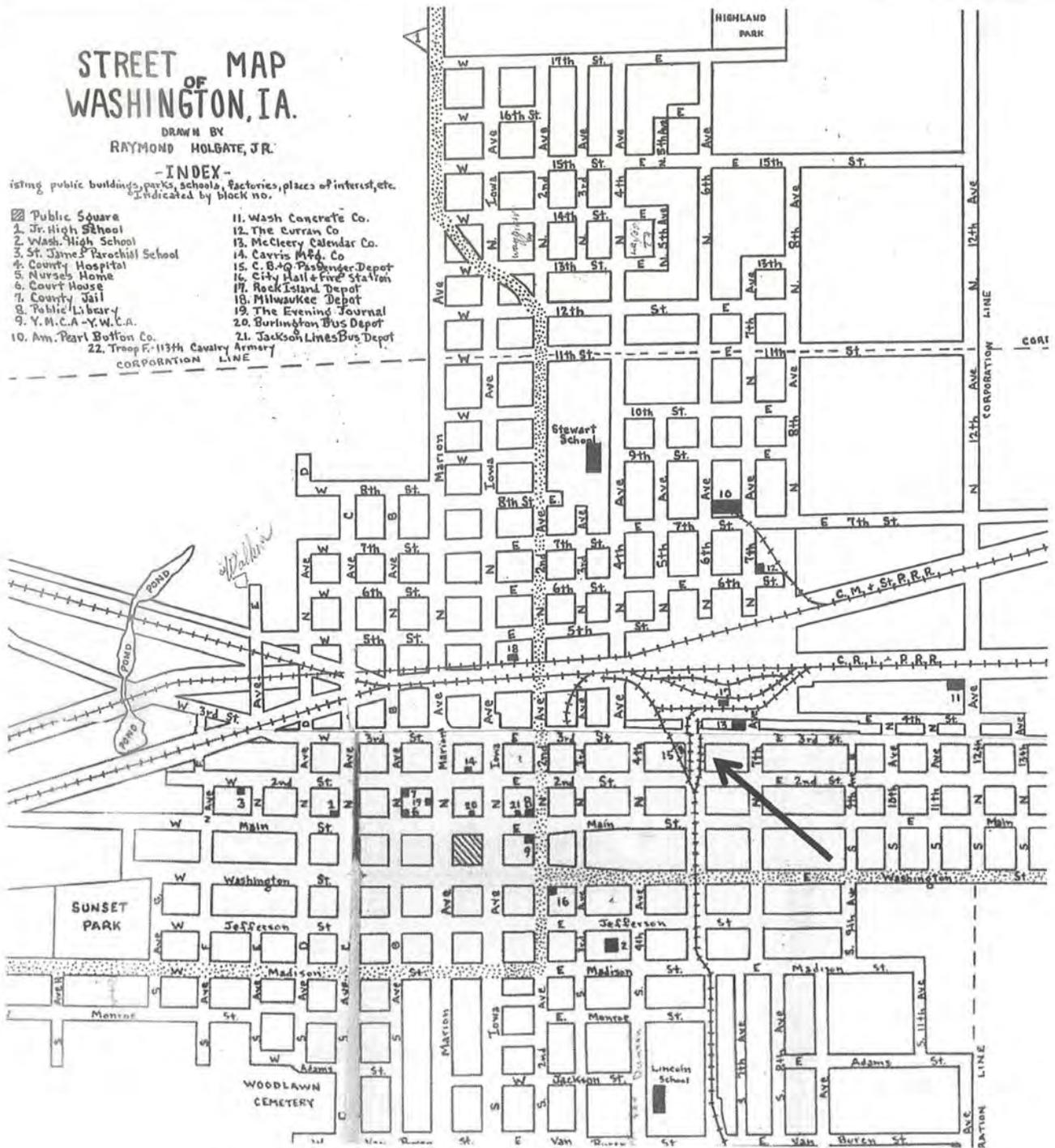


Figure 16. 1941 map of Washington with property indicated.

H.A. Baxter Coal Company Historic District
Name of Property

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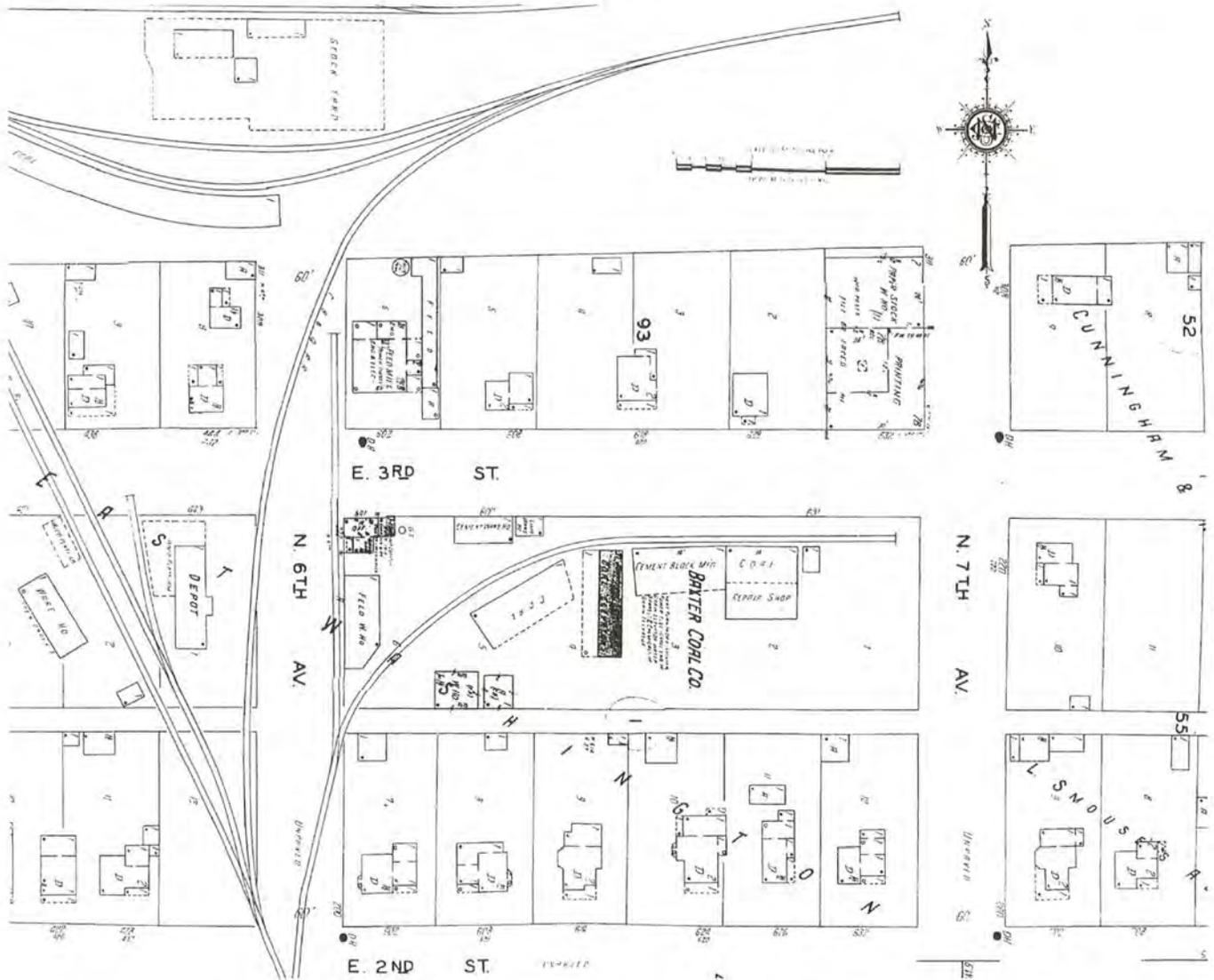


Figure 17. Baxter Coal Company on 1943 Sanborn fire insurance map

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Freshwaters Coal and Supply Company, 1945-1959

Howard F. Freshwaters then bought the property in 1945, starting a new chapter in its business history though short-lived for him personally. He bought the former Baxter Coal Company property (lots 1-6 in Block 1) from Cyrus Bush on October 24, 1945, and then apparently bought out interest or clarified the title with a transfer from Harold H. and Bessie Baxter to Howard F. Freshwaters on February 6, 1946. Howard F. Freshwaters previously operated a feed and grain business in Keota before moving to Washington, apparently buying both the coal company business and feed and grain business from Bush. The Freshwaters family was listed in Keota, Iowa, in the 1940 census, including Howard F. (42), wife Willa (40), son John (13), daughter Jean (11), and son James (4). Howard Freshwaters continued the feed, grain, and coal business on the property through the end of the 1940s. Willa's brother Ralph Gibson also worked for the business. Jean Freshwaters married Robert L. Robertson, and he started working for Howard in early March 1951. By this time, the southwest entry porch of the office building had been enclosed for an office with the main entry shifted to the east side. Within a week, Howard Freshwaters died in an automobile accident on March 7, 1951. He was noted as a prominent Washington businessman and member of city council at the time of his death ("Howard Freshwaters Killed in Auto Collision at Fort Madison," *Washington Journal*, March 7, 1951, 1).

The business was then continued by various family members, with Ralph Gibson and Rob Robertson taking on roles in management through the 1950s and into the 1960s. Willa Freshwaters maintained an ownership role, though was not active in day-to-day operations (Robertson 2013). The 1952 telephone directory lists Freshwaters Coal and Supply at 601 E. 3rd Street. Additionally, Freshwaters Feed Store operated at 210 S. Iowa Avenue, and the family lived at 215 ½ S. Iowa. Listings for coal in 1952 included the Farmers' Store (411 N. Iowa, demolished), Freshwaters Coal & Supply (601 E. 3rd St, extant), John Shields & Sons (407 N. Marion, office extant), and Wilson Coal & Ice Company (326 N. Marion, demolished). Grain dealers included Farmers Store (411 N. Iowa), Freshwaters Feed Store (210 S. Iowa), Hotle Feed & Grain Co (N. Ave B), Kron & Jackson (743 E. Jefferson).

The 60th Anniversary Edition of the *Evening Journal* from February 1953 included an article on the coal business in Washington. While a number of firms offered coal as a sideline, two businesses devoted their efforts more exclusively to coal - Freshwaters Coal & Supply on E. 3rd Street (extant) and Wilson Coal Company on N. Marion (demolished). While both companies had lost some business to customers switching to heating by natural gas over the last few years, they did not anticipate an end to the coal business in the near future. With lower demand, they also noted that they were able to better supply customers with higher quality of coal. Ralph Gibson was the general manager of Freshwaters Coal Company's office and yards, which had been first built and operated as Baxter's coal and feed company. It was later known as the Bush Coal Company prior to being bought in 1945 by Howard Freshwaters. In addition to coal, they also sold a line of roofing, house siding, brick, and tile. Feed was also stored in the large cement elevator in the coal company's yard ("Freshwaters, Wilson Are Local Suppliers of Coal," *Evening Journal*, 60th Anniversary Edition, February 27, 1953, 49). The operations worked in conjunction with the Freshwaters Feed Store, which was managed by Bob Robertson. Freshwaters Feed Store was the area's dealer for Purina feeds, which had been in business manufacturing fine feeds for 57 years. They offered the right Purina feed for every phase of livestock and poultry production, as well as poultry and livestock remedies and supplies, field seed, seed oats, and fertilizer ("Freshwaters Feed Store," *Evening Journal*, 60th Anniversary Edition, February 27, 1953, 40). While John Shields & Sons did still sell coal, they shifted more to building supplies by this period, promoting sand, cement, gravel, plaster, reinforced steel, metal lath, concrete blocks, sewer tile, drain tile, brick and building tile, and coal for every purpose as their products in 1953 (*Evening Journal*, 60th Anniversary Edition, February 27, 1953, 47).

Freshwaters Coal & Supply continued to be listed at 601 E. 3rd Street through 1959. The 1954 telephone directory lists Farmers' Store (411 N. Iowa), Freshwaters Coal & Supply (601 E. 3rd St), John Shields & Sons (407 N. Marion), and Wilson Coal & Ice (326 N. Marion). By 1956, coal dealers listed included Farmers' Store

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(411 N. Iowa), Freshwaters Coal & Supply (601 E. 3rd St), John Shields & Sons (407 N. Marion), and Washington Lumber & Fuel Co (301 N. Marion). An advertisement for Freshwaters Coal and Supply in the directory noted that they carried furnace coal, stoker coal, and fire-tender stokers. In 1956, Freshwaters Feed and Grain was listed at 210 S. Iowa Avenue, listed as a feed dealer. The two businesses continue to be listed the same in the 1958 telephone directory, with Freshwaters Coal and Supply advertising coal and tile. Only Freshwaters Coal & Supply (601 E. 3rd St) and John Shields & Sons (407 N. Marion) were listed under coal dealers in 1958, as natural gas continued to replace the coal business. John Shields & Sons closed around 1959. Freshwaters Feed & Grain at 210 S. Iowa is then listed as both a feed and grain dealer. In the 1950s, Freshwaters Coal and Supply was primarily coal and feed, with some grain operations, animal equipment (such as feeders), and drain tile. Ralph Gibson managed the coal aspect of the business until around 1960. No other coal businesses in town had a coal elevator, and there was no particular advantage to the business by the 1950s. With the development of ground equipment, including hopper cars and end loaders, it was simpler and cheaper to manage the coal on the ground for other businesses, though Freshwaters did continue to use the coal elevator into the 1960s for storage (Robertson 2013).

Later history as Freshwaters Feed and Grain Company, 1959-1993

The nature of the business operations at the former Baxter Coal Company property was changed to a degree at the end of the 1950s. In 1959, the feed store downtown on S. Iowa was closed, consolidating operations to the E. 3rd Street location to reduce handling time and costs. Thus, the 1960 telephone directory then lists Freshwaters Feed and Grain at 601 E. 3rd Street and Freshwaters Coal and Supply is no longer listed. A few changes were then made to the property. The assessor lists 1958 as the construction of the metal building at the southeast corner of the property (#10 on Figure 2), which was built for grain storage (Robertson 2013). The assessor also lists 1960 as the construction date of the metal building to the east of the coal elevator (#7 on Figure 2), which was built as a feed mill (Robertson 2013). The estate of Howard F. Freshwaters formerly transferred ownership of the property to Willa Freshwaters and Robert L. Robertson on January 2, 1960. Around this same time, Ralph Gibson retired, and Bob Robertson then took on additional management of the overall operations. With the increasing size of trucks in the early 1960s, they had difficulties in utilizing the scales under the canopy on the east side of the office building, and the canopy was removed. With the coal business declining, the grain business was further developed and additional animal equipment was added for sale (Robertson 2013). Thus, the period of significance ends at 1959 when the property shifted from use as Freshwaters Coal and Supply Company to use as Freshwaters Feed and Grain Company, with more of an emphasis on feed and grain rather than coal.

The 1963 city directory lists Freshwaters Feed and Grain at 601 E. 3rd Street. They were noted as a retail feed, grain, and farm supply business. Several businesses in town sold feed, but only three were involved in grain: Farmers Store (411 N. Iowa), Freshwaters Feed & Grain (601 E. 3rd St), and Hotele Feed & Grain Co (N. Ave B). The Chicago, Burlington, and Quincy Railroad continued to operate their line on the west side of the property in this period, with coal continuing to be delivered via the railroad. Two other railroad lines also continued to operate in Washington, the Chicago, Rock Island, and Pacific Railroad and Chicago, Milwaukee, and St. Paul Railroad (*Washington City Directory* 1964: 13). With less coal stored on the property, the coal elevator was converted to a grain elevator by the late 1960s (#5 on Figure 2). While the basic concrete structure was not changed, some of the equipment on the interior was removed and replaced with new equipment for grain operations. Metal siding was also installed on the feed warehouse (#2 on Figure 2) to the south of the office building (Robertson 2013).

Freshwaters Feed and Grain Company shifted to solely a business reflecting its name in the 1970s. They were the last business in Washington to supply coal, and they stopped selling it in the early 1970s. The railroad continued to operate after the coal business closed (Robertson 2013), with the freight depot closed in March 1973. The last train on the Burlington Northern Railroad ran on August 13, 1979, and the tracks were

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then abandoned and removed, including the siding into the Freshwaters property (*Souvenir History of Washington, Iowa* 1989: 95). The grain and feed business continued to grow, and large grain bins were built on the property, including one to the west of the elevator around 1972 (#6 on Figure 2), one to the east of the elevator and feed mill around 1975 (#8 on Figure 2), and one further to the east around 1977 (#9 on Figure 2) (dates per assessor). Through this period, Freshwaters Feed and Grain generally served customers within a 10-12 miles radius of Washington (Robertson 2013). Half ownership in the property was transferred from Willa Freshwaters to daughter Jean Robertson on May 20, 1975, and thus Robert and Jean Robertson fully owned the property by this date. An advertisement in the 1976 bicentennial edition of the *Evening Journal* lists Freshwaters Feed and Grain Company as operating at 601 E. 3rd Street. They offered grain merchandising, grain storage, grain drying, Purina Chows, farm supplies, and grinding and mixing services. Purina Chows were promoted as the main aspect of their business, with the feed noted as resulting in marketable hogs and cattle in the quickest possible time. Bob Robertson was listed as manager (Bicentennial Edition, *Evening Journal*, July 1, 1976, 119). In the 1980s, larger scales were installed to the east of the office, and the double-hung windows on this side of the building were replaced with larger picture windows. They continued to sell feed, grain, and animal equipment through this period. With the nature of the business changing and reaching the age for potential retirement, the Robertsons closed the business in 1993 and sold the property (Robertson 2013).

Recent history of the property, 1993-2014

On September 24, 1993, Robert L. and Jean Robertson sold the property (lots 1-6 in Block 1) to Robert L. and Alberta M. Bonar. Interest was then transferred solely to Robert Leroy Bonar on December 27, 1995. The 1996 city directory lists Bob Bonar as owner of R.L.B. Trucking, and the garage buildings along the alley were utilized for his business. On October 3, 1998, the property was sold by Robert Leroy and Linda S. Bonar to Walker Grain Inc. They operated here for a few years. The property then transferred to Central State Bank (Muscatine) on August 12, 2002. The bank divided the grain elevator and operations into a parcel separate from the three buildings along the alley at the south edge of the property, and they sold the north portion to Thomas E. Vittetoe Ltd (continuing to be known at 601 E. 3rd Street) and the south portion to R.L.B. Trucking Inc (known as 215 N. 7th Avenue) on December 26, 2002. Both owners continue to own each parcel. The trucking company converted the southeast building to a repair garage (#10 on Figure 2), using the two concrete block buildings (#3, #4 on Figure 2) for storage. The Vittetoes continue to use the grain elevator and other buildings for storage, and the office building has been vacant since 1993 and generally not maintained. They are currently considering plans to potentially rehabilitate this building for a future business use.

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9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

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Fisher, Kathy. *In the beginning there was land : a history of Washington County, Iowa*. Washington, Iowa: Washington County Historical Society, 1978.

Holgate, Raymond, Jr. *Washington 1941 City Directory*. Includes map of Washington. T.J. Rapp Directory Services, April 1941.

Iowa Publishing Company. *Atlas of Washington, Iowa*. Davenport, IA: Iowa Publishing Company, 1906.

Naumann, Molly Myers. "Smith Wildman and Jennie (Hearne) Brookhart Residence," National Register of Historic Places nomination. On file at the Historic Preservation Office, Des Moines, Iowa. February 2005.

Newspapers – anniversary/celebration editions – on microfilm and/or bound at Washington Public Library:

Washington Gazette, January 6, 1893

Twentieth Anniversary Edition, *Evening Journal*, April 26, 1913

Twenty-Fifth Anniversary Edition, *Evening Journal*, April 3, 1926

Washington County Centennial Edition, *Evening Journal*, July 1936

Souvenir Edition of Washington Centennial, *The Evening Journal*, August 1939

Sixtieth Anniversary Edition, *The Washington Evening Journal*, February 27, 1953

Bicentennial edition, *The Washington Evening Journal*, July 1, 1976

Sesquicentennial edition, The Washington Evening Journal, April 13, 1989

Patterson, Mary. Collection of historic postcards, images, and artifacts of Washington. Washington, Iowa. Accessed 2013.

Robertson, Robert, Washington, Iowa. Former manager/owner of Freshwaters Feed and Grain. Telephone interview with Rebecca Lawin McCarley, September 11, 2013. Also provided some historic information on property from Bill Hemming (deceased), previous owner of grain business to north.

Sanborn Map Company. *Washington, Iowa*. Fire insurance maps. 1885, 1892, 1897, 1902, 1909, 1917, 1931, 1943.

Souvenir History of Washington, Iowa. Washington, IA: Washington Evening Journal, June 23, 1989.

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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 # _____
- recorded by Historic American Landscape Survey # _____

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): Iowa Inventory #92-00474

10. Geographical Data

Acreage of Property less than 1 acre
(Do not include previously listed resource acreage.)

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

1 _____
Latitude Longitude

3 _____
Latitude Longitude

2 _____
Latitude Longitude

4 _____
Latitude Longitude

or

UTM References

Datum (indicated on USGS map): _____ NAD 1927 or NAD 1983

1 15 610015 4573005
Zone Easting Northing

3 _____
Zone Easting Northing

2 _____
Zone Easting Northing

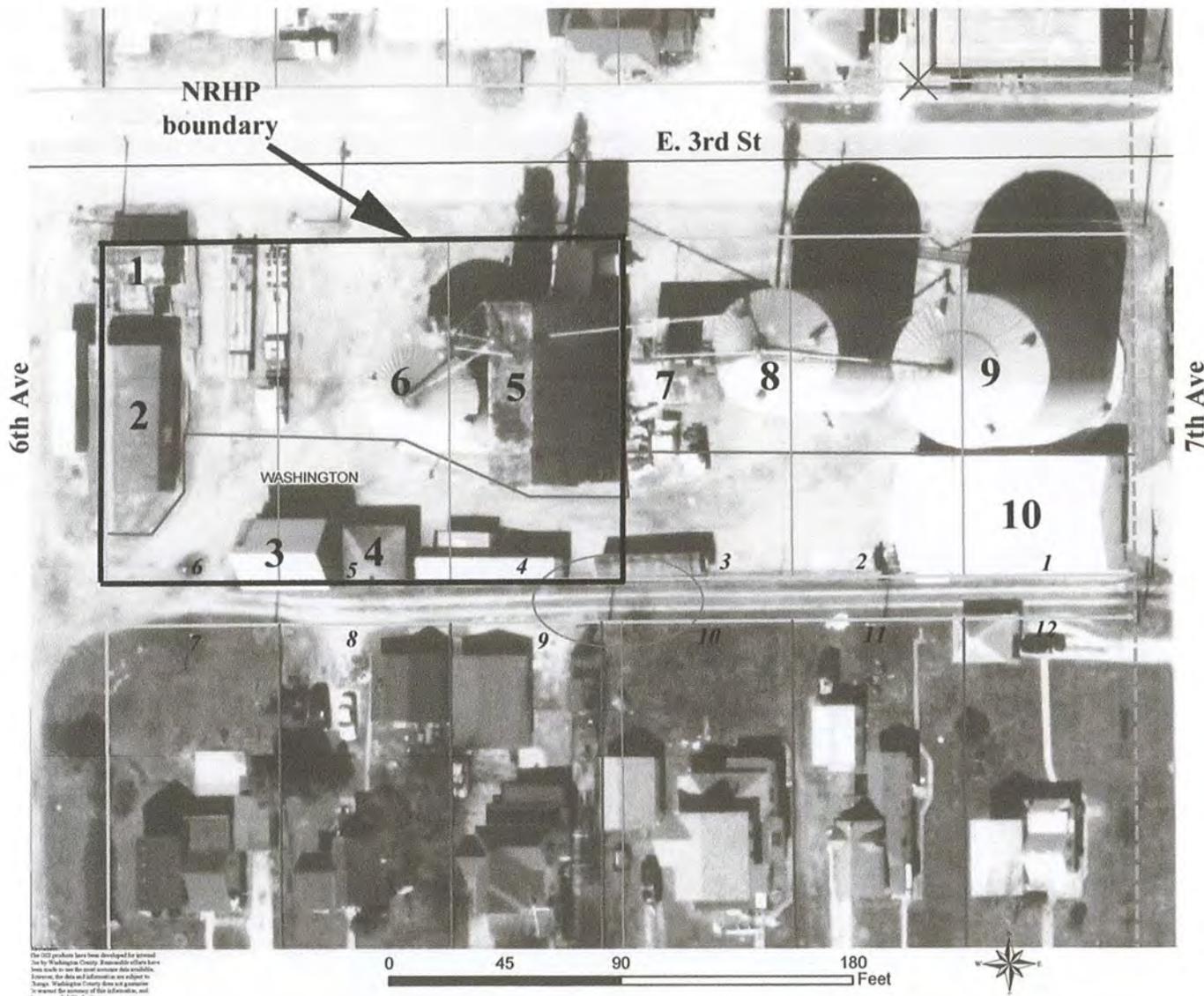
4 _____
Zone Easting Northing

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Verbal Boundary Description (Describe the boundaries of the property.)

The National Register of Historic Places boundary is depicted on the map below. It includes three lots currently and historically associated with the historic resources on the property: Lots 4, 5, and 6 in Block 1 of the Northeast Addition to Washington. The boundary starts at the southeast corner of E. 3rd Street and N. 6th Avenue, extending east 198 feet, south 132 feet, west 198 feet, and north 132 feet to the point of beginning.



Map depicting National Register boundary
 2010 aerial photography from Washington County GIS

- 1 – office (C), 2 – feed warehouse (C), 3 – delivery stables (C), 4 – garage (C), 5 – coal elevator (C), 6 – grain bin (NC)
- 7 – feed mill, 8 – grain bin, 9 – grain bin, 10 – grain storage building

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Boundary Justification (Explain why the boundaries were selected.)

The National Register boundary for the property includes the three lots currently and historically associated with the historic resources remaining on the H.A. Baxter Coal Company property. These three lots include parcels owned by two owners. The three lots to the east with newer buildings have been excluded from the boundary.

11. Form Prepared By

name/title Rebecca Lawin McCarley, Architectural Historian
organization SPARK Consulting date April 2, 2015
street & number 17 Oak Lane telephone 563-324-9767
city or town Davenport state Iowa zip code 52803
e-mail sparkconsulting@octaspark.com

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.
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Property owner info (as requested to be completed by SHPO):

name Thomas Vittetoe Ltd
street & number 2464 Palm Ave telephone n/a
city or town Washington state IA zip code 52353

name R.L.B. Trucking, Inc.
street & number 2730 W. Trio Lane telephone n/a
city or town Washington state IA zip code 52353

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 100 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.

H.A. Baxter Coal Company Historic District
Name of Property

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County and State

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo log:

Name of Property: H.A. Baxter Coal Company

City or Vicinity: Washington

County: Washington State: Iowa

Photographer: Rebecca Lawin McCarley

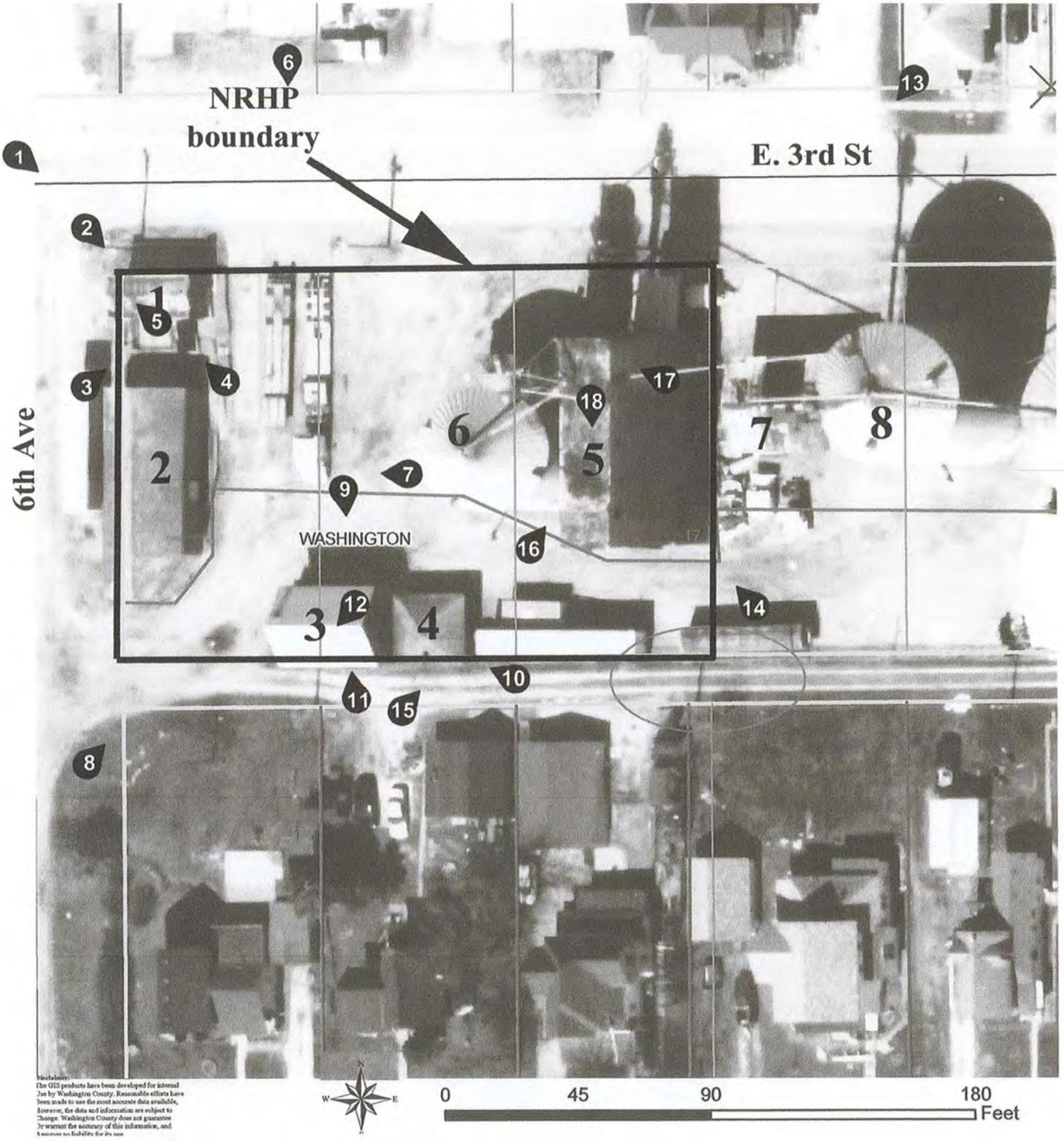
Date Photographed: June 12, 2014

Description of Photograph(s) and number, include description of view indicating direction of camera:

1. Setting of H.A. Baxter Coal Company from 6th Avenue, camera facing east-southeast along 3rd Street.
2. Office building and property from west end along 6th Avenue, camera facing southeast.
3. West and south elevations of office building (1), camera facing northeast.
4. South and east elevations of office building (1), camera facing northwest.
5. Windows visible on interior of office building (1), camera facing northwest.
6. Buildings at west end of a property (garage, stables, feed warehouse, office), camera facing south.
7. Feed warehouse (2) and office building (1), camera facing west.
8. Office building (1) and property from southwest corner at alley, camera facing northeast.
9. Garage (4) and stables (3), camera facing south.
10. Stables (3) and garage (4), camera facing northwest.
11. Detail of concrete block on stables (3), camera facing north.
12. Interior of stables (3), camera facing southwest.
13. Coal elevator (5) and property from east end, camera facing southwest.
14. Coal elevator (5), camera facing northwest.
15. Grain bin (6) and coal elevator (5), camera facing northeast.
16. Base of west side of coal elevator (5), camera facing northeast.
17. Conveying system at north end of elevator to load coal to top, camera facing west.
18. Conveying system at top of elevator, camera facing south.

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Disclaimer:
 The GIS products have been developed for internal
 use by Washington County. Reasonable efforts have
 been made to use the most accurate data available,
 however, the data and information are subject to
 change. Washington County does not guarantee
 or warrant the accuracy of this information, and
 assumes no liability for its use.

Photograph key



ALLIED
The Careful Movers.
ALLIED
The Careful Movers.

















53'















8

7

6

5

7

8

DANGER
MANLIFT FOR USE
BY AUTHORIZED
PERSONNEL ONLY

W-LEG
Bin 1





UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Baxter, H.A., Coal Company Historic District

MULTIPLE NAME:

STATE & COUNTY: IOWA, Washington

DATE RECEIVED: 5/01/15 DATE OF PENDING LIST: 5/29/15
DATE OF 16TH DAY: 6/15/15 DATE OF 45TH DAY: 6/16/15
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 15000343

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

ACCEPT RETURN REJECT 6-15-15 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 COWNIE, DIRECTOR
CHRIS KRAMER, DEPUTY DIRECTOR

TERRY E. BRANSTAD, GOVERNOR

KIM REYNOLDS, LT. GOVERNOR

RECEIVED 2280

MAY 01 2015

NAT. REGISTER OF HISTORIC PLACES
NATIONAL PARK SERVICE

IOWA
ARTS
COUNCIL

April 28, 2015

PROVIDE
IOWA

J. Paul Loether, Deputy Keeper and Chief
National Register and National Historic Landmarks
1201 Eye St. NW, 8th Fl.
Washington D.C. 20005

STATE HISTORICAL
SOCIETY OF IOWA

Dear Mr. Loether:

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

STATE HISTORICAL
MUSEUM OF IOWA

- H.A. Baxter Coal Company Historic Distric, 601 E 3rd Street, Washington, Washington County, Iowa
- McCleery Calendar Factory, 632 E 3rd Street, Washington, Washington County, Iowa

STATE HISTORICAL
LIBRARY & ARCHIVES

Thank you for your consideration.

Sincerely,



Elizabeth Foster Hill
National Register

STATE
HISTORIC
SITES

STATE HISTORIC
PRESERVATION
OFFICE OF IOWA

IOWA
HISTORICAL
FOUNDATION