

# Site Inventory Form

State Historical Society of Iowa

(November 2005)

State Inventory No. 92-00503

New  Supplemental

Part of a district with known boundaries (enter inventory no.) 92-00349

Relationship:  Contributing  Noncontributing

Contributes to a potential district with yet unknown boundaries

National Register Status:(any that apply)  Listed  De-listed  NHL  DOE

9-Digit SHPO Review & Compliance (R&C) Number \_\_\_\_\_

Non-Extant (enter year) \_\_\_\_\_

## 1. Name of Property

historic name Ziegler Billiard Hall

other names/site number Downtown Survey Map # DT- 044

## 2. Location

street & number 119 North Iowa

city or town Washington

vicinity, county Washington

Legal Description: (If Rural) Township Name \_\_\_\_\_ Township No. \_\_\_\_\_ Range No. \_\_\_\_\_ Section \_\_\_\_\_ Quarter of Quarter \_\_\_\_\_

(If Urban) Subdivision Original Plat Block(s) \_\_\_\_\_ Lot(s) 02 08 OP S 22 ft of N 76 ft

## 3. State/Federal Agency Certification [Skip this Section]

## 4. National Park Service Certification [Skip this Section]

## 5. Classification

Category of Property (Check only one box)

Number of Resources within Property

building(s)

district

site

structure

object

If Non-Eligible Property

Enter number of:

\_\_\_\_\_ buildings

\_\_\_\_\_ sites

\_\_\_\_\_ structures

\_\_\_\_\_ objects

\_\_\_\_\_ Total

If Eligible Property, enter number of:

Contributing

Noncontributing

\_\_\_\_\_ buildings

\_\_\_\_\_ sites

\_\_\_\_\_ structures

\_\_\_\_\_ objects

\_\_\_\_\_ Total

Name of related project report or multiple property study (Enter "N/A" if the property is not part of a multiple property examination).

Title \_\_\_\_\_

Historical Architectural Data Base Number \_\_\_\_\_

## 6. Function or Use

Historic Functions (Enter categories from instructions)

Current Functions (Enter categories from instructions)

02A03 Livery stable 09A09 Seed corn

70 Vacant

02E15 Billiards hall 02G01 Cafe

## 7. Description

Architectural Classification (Enter categories from instructions)

Materials (Enter categories from instructions)

09F05 Commercial

foundation \_\_\_\_\_

walls (visible material) 03 Brick, 06 Stucco

roof \_\_\_\_\_

other \_\_\_\_\_

Narrative Description (SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED)

## 8. Statement of Significance

Applicable National Register Criteria (Mark "x" representing your opinion of eligibility after applying relevant National Register criteria)

Yes  No  More Research Recommended

A Property is associated with significant events.

Yes  No  More Research Recommended

B Property is associated with the lives of significant persons.

Yes  No  More Research Recommended

C Property has distinctive architectural characteristics.

Yes  No  More Research Recommended

D Property yields significant information in archeology or history.

County Washington Address 119 N. Iowa  
City Washington

Site Number 92-00503  
District Number 92-00349

**Criteria Considerations**

- A Owned by a religious institution or used for religious purposes.
- B Removed from its original location.
- C A birthplace or grave.
- D A cemetery
- E A reconstructed building, object, or structure.
- F A commemorative property.
- G Less than 50 years of age or achieved significance within the past 50 years.

**Areas of Significance** (Enter categories from instructions)

**Significant Dates**

Construction date 1890  check if circa or estimated date  
Other dates, including renovation 1950s, 2011

**Significant Person**

(Complete if National Register Criterion B is marked above)

**Architect/Builder**

Architect \_\_\_\_\_

Builder \_\_\_\_\_

**Narrative Statement of Significance** (SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED)

**9. Major Bibliographical References**

Bibliography See continuation sheet for citations of the books, articles, and other sources used in preparing this form

**10. Geographic Data**

**UTM References** (OPTIONAL)

Zone	Easting	Northing	Zone	Easting	Northing
1	_____	_____	2	_____	_____
3	_____	_____	4	_____	_____

See continuation sheet for additional UTM references or comments

**11. Form Prepared By**

name/title Michael Kramme Rebecca L. McCarley, consultant, Davenport  
organization Washington Historic Preservation Commission date May 24, 2012  
street & number City Hall – 215 E. Washington St telephone 319-653-6584  
city or town Washington state Iowa zip code 52353

**ADDITIONAL DOCUMENTATION** (Submit the following items with the completed form)

**FOR ALL PROPERTIES**

- Map:** showing the property's location in a town/city or township.
- Site plan:** showing position of buildings and structures on the site in relation to public road(s).
- Photographs:** representative black and white photos. If the photos are taken as part of a survey for which the Society is to be curator of the negatives or color slides, a photo/catalog sheet needs to be included with the negatives/slides and the following needs to be provided below on this particular inventory site:

Roll/slide sheet #	_____	Frame/slot #	_____	Date Taken	_____
Roll/slide sheet #	_____	Frame/slot #	_____	Date Taken	_____
Roll/slide sheet #	_____	Frame/slot #	_____	Date Taken	_____

See continuation sheet or attached *photo & slide catalog sheet* for list of photo roll or slide entries.

Photos/illustrations without negatives are also in this site inventory file.

**FOR CERTAIN KINDS OF PROPERTIES, INCLUDE THE FOLLOWING AS WELL**

- Farmstead & District:** (List of structures and buildings, known or estimated year built, and contributing or noncontributing status)
- Barn:**
  - A sketch of the frame/truss configuration in the form of drawing a typical middle bent of the barn.
  - A photograph of the loft showing the frame configuration along one side.
  - A sketch floor plan of the interior space arrangements along with the barn's exterior dimensions in feet.

**State Historic Preservation Office (SHPO) Use Only Below This Line**

Concur with above survey opinion on National Register eligibility: Yes No More Research Recommended  
This is a locally designated property or part of a locally designated district.

Comments: \_\_\_\_\_

Evaluated by (name/title): \_\_\_\_\_ Date: \_\_\_\_\_

# Iowa Site Inventory Form Continuation Sheet

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<u>Ziegler Billiard Hall</u>	<u>Washington</u>
Name of Property	County
<u>119 North Iowa</u>	<u>Washington</u>
Address	City

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*This form was prepared as part of a research/survey/nomination project in 2011-2012 funded by a HRDP grant from the State Historical Society of Iowa for the nomination of the Washington Downtown Historic District. The project was primarily structured to develop the nomination for the downtown, with additional research on each building documented on an Iowa Site Inventory form. The information below is taken from the table in the August 2012 draft of the nomination, with additional information documented on the property and photographs in the following sections.*

**Ziegler Billiard Hall - 121 N. Iowa Avenue** - State #92-00503 - Map #44 ~ 1 non-contributing building - c.1890, 2011 - modern/rebuilt façade

Historic information:

- 1890s - office for Hayes Livery & Feed to north
- 1898-1916 - John Ziegler owned property and operated billiards hall (then 119 N. Iowa)
- 1916-1940s - Iowa Lunch Room (121) (H.A. Dougall)
- 1950s-70s - Washington Café
- 1980s-2000s - series of Mexican restaurants
- 2012 - finishing interior construction

Architectural information:

- Height: 2 story
- Walls: brick
- Storefront: c.1950s - permastone applied on storefront, removed in remodeling in 2011
- Windows: replacement
- Architectural details: original storefront columns exposed and retained
- Architect/Builder: -
- Modifications: Historic: -; Non-historic: 2011 - façade remodeling

## 7. Narrative Description

This is a two-story brick building. The front façade has been recently remodeled (2011). New brick was installed on the upper portion, more variegated than historic brick in the downtown. While the final design is nicely done and the building looks substantially improved, the facade brick and windows are clearly non-historic. During the remodeling, original cast iron columns were discovered under siding on the storefront, and they have been restored as part of the new façade. The storefront follows a modern traditional design, with a center entry with sidelights and transom windows, large storefront window with separate transom to the right, and an upper story entry and large window with transom windows to the south. All the windows were replaced. The second story had a centered opening with glass doors. The side (north façade) has been covered with stucco, and new double-hung windows installed.

## 8. Narrative Statement of Significance

The Ziegler Billiard Hall is counted as non-contributing in the Washington Downtown Historic District. While the recent remodeling exposed the original storefront columns that had been covered by

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permastone in the 1950s, these appear to be the only historic component on the facade. The brick on the upper portion of the facade was rebuilt, and new paired windows installed in the place of a historic bay window, previously removed. While the final design is nicely done and the building looks substantially improved, the facade brick and windows are clearly non-historic.

Downing and Brothers bought the north 76 feet of Lot 1 on October 5, 1869. The 1885 Sanborn map shows a one-story carriage house here with the livery to the north. They sold this part of lot 1 and most of lot 2 to M.F. Jammison on August 2, 1886. He sold this property to John Hayes in November 1889, who then sold it to Albert Hayes in December 1889. The 1892 Sanborn map shows new buildings on the north 76' of Lot 1, extending back through Lot 2. This two-story building is indicated as the office, likely built around 1890 with the other buildings for Hayes' livery operations. Over the next six years, interest in the property transferred back and forth between John and Albert Hayes. On April 11, 1895, Albert Hayes transferred the property to Caroline Hayes, who sold the north part to James Casey on October 1, 1896. The 1897 map shows a livery on the north 54 feet, with an office and feed store in this two-story building on the south 22 feet of the north 76 feet. Delia Casey acquired the remaining part of Lot 2 from N.A. Crawford on March 3, 1905. The Caseys operated a livery barn here for several years. This building on the south 22' of the north 76' was then sold by Caroline Hayes to John Ziegler on July 20, 1898. The Ziegler family continued to own it in the 1940s.

The 1900 census indicates John Ziegler as the 42-year-old widower and proprietor of a billiard hall, living in Washington with children Dora and William. The 1902 map indicates that this building has been converted to a pool hall, with tobacco and billiards indicated here. The 1909 Sanborn map then listed it as a pool hall. John Ziegler was a proprietor of a billiard hall per the 1910 census as well. In 1917, it was a restaurant. The 1920 census indicates John Ziegler had retired, living in Washington with daughter Dora. No businesses have been identified at 119 N. Iowa in this period. Though Sanborn maps indicate an address of 119 in the 1900s and 1910s, it appears to have shifted to 121 N. Iowa by the 1920s, with uses on Sanborn maps matching businesses listed at 121. The building to the south was then 115-117-119, per business listings. The Iowa Lunch Room is listed here in the 1926, 1932, 1935, and 1941 directories. Dougall Bros. Cafe was also listed here in 1941. On November 17, 1941, William Ziegler transferred half interest in the building (S 22' of N 76' of Lot 1 and east 4' of south 78' of Lot 2) to Dora H. Bailey. By 1952, it became Washington Cafe, which continued to be listed here in 1964.

*Evening Journal* – Washington County Centennial Celebration – July 1936 - page 47 – The Iowa Lunch – 121 N. Iowa – since March 7, 1916 – H.A. Dougall

*Evening Journal* – Centennial Celebration – August 1939 - page 53 – Iowa Lunch – started on March 7, 1916 – open day and night since then – photo of storefront

*Washington Evening Journal*, 60<sup>th</sup> Anniversary Edition, February 27, 1953, page 82 – “Washington is Served by Many Fine Restaurants” – Dougall Brothers Café – N. Marion – building built by uncle Hugh Dougall – operated Iowa Lunch for many years across street in building now Washington Café – start in old building – then bought present business – 13<sup>th</sup> anniversary on March 1 - Washington Café – George Birney and wife –

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west side of N. Iowa Ave – number of improvements – full menu of meals, short orders, sandwiches, and other restaurant items

Bicentennial Edition, *Evening Journal*, July 1, 1976 - page 53 – Washington Café – 121 N. Iowa – restaurant here for 60 years – Cliss and Marilyn Kern bought in 1970 – short orders and beverages – also own Wagon Wheel Tap at 521 E. 7<sup>th</sup> St

Bicentennial Edition, *Evening Journal*, July 1, 1976 - page 126 – “Area diners enjoy much variety” – Washington Café – 121 N. Iowa – catfish, cocktails, and beer

A 1971 photograph of the edge of the building shows the storefront remodeled with permastone applied and a metal awning. The center of the second story had a square bay window, which has been removed. The brick work included large "dentils" along the cornice.

In 1985, it was Los Dos Amigos Restaurant. It was Los Mayas in 2007 and vacant in 2008. It underwent a substantial remodel in 2011. The interior is still being completed, with an insurance office to be located on the first story and an apartment on the second story. The oriel window had been previously removed, with concrete block and vinyl siding replacing the brick on the upper facade. While the final design is nicely done and the building looks substantially improved, the facade brick and windows are clearly non-historic.

## 9. Major Bibliographical References

City/Telephone Directories, Washington. Various publishers, various dates. Available at the Washington Public Library.

Deed Records, Transfer Books, Auditor's Office, Washington County Courthouse, Washington, Iowa.

Newspaper advertisements, various years/dates, on microfilm at Washington Public Library:

*Washington Evening Journal*

*Washington Gazette*

*Washington Press*

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

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

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Washington

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## Location map



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

# Iowa Site Inventory Form Continuation Sheet

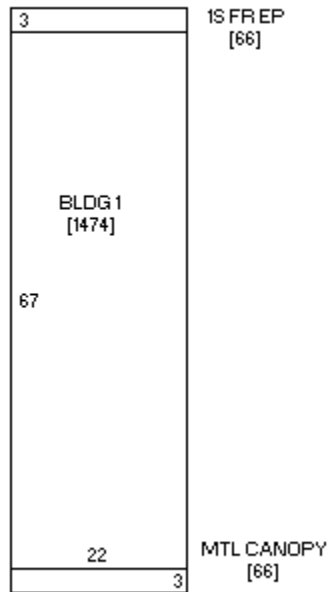
Site Number 92-00503

Related District Number 92-00349

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### Building plan (from assessor's website)





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## Historic images



Edge of building in 1971 photograph (Wagner 1971)



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## Digital photographs



Photograph 92-00503-001 - East and north elevations, looking southwest (McCarley, September 20, 2011)