

Site Inventory Form

State Historical Society of Iowa

(November 2005)

State Inventory No. 92-00555

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 Willits Apartments

other names/site number Downtown Survey Map # DT-010

2. Location

street & number 213-215 North Marion Avenue

city or town Washington

vicinity, county Washington

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

(If Urban) Subdivision Original Plat Block(s) 7 Lot(s) south 1/2 of lot 1 - also south 1/2 of east Lot 2

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

4. National Park Service Certification [Skip this Section]

5. Classification

Category of Property (Check only one box)

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

Number of Resources within Property

If Non-Eligible Property

Enter number of:

<u>1</u>	buildings
—	sites
—	structures
—	objects
<u>1</u>	Total

If Eligible Property, enter number of:

Contributing	Noncontributing
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—	—	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)

01B02: apartment building

7. Description

Architectural Classification (Enter categories from instructions)

Materials (Enter categories from instructions)

foundation 03: Brick / Stone

walls (visible material) 05E: Aluminum

roof _____

other _____

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

8. Statement of Significance

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

- Yes No More Research Recommended
- Yes No More Research Recommended
- Yes No More Research Recommended
- Yes No More Research Recommended

- A Property is associated with significant events.
- B Property is associated with the lives of significant persons.
- C Property has distinctive architectural characteristics.
- D Property yields significant information in archeology or history.

County Washington Address 213 – 215 West Third Street Site Number 92-00592
City Washington District Number _____

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
1865 check if circa or estimated date
Other dates, including renovation
c.1915, c.1970s

Significant Person

(Complete if National Register Criterion B is marked above)

Architect/Builder

Architect

Builder

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

9. Major Bibliographical References

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

10. Geographic Data

UTM References (OPTIONAL)

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

See continuation sheet for additional UTM references or comments

11. Form Prepared By

name/title Stacy A. Nielsen, volunteer Rebecca L. McCarley, consultant, Davenport
organization Washington Historic Preservation Commission date May 6, 2012
street & number City Hall – 215 E. Washington St telephone 319-653-6584
city or town Washington state Iowa zip code 52353

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

FOR ALL PROPERTIES

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

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

- See continuation sheet or attached *photo & slide catalog sheet* for list of photo roll or slide entries.
- Photos/illustrations without negatives are also in this site inventory file.

FOR CERTAIN KINDS OF PROPERTIES, INCLUDE THE FOLLOWING AS WELL

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

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

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

Comments: _____

Evaluated by (name/title): _____ Date: _____

Iowa Site Inventory Form Continuation Sheet

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<u>Willits Apartments</u>	<u>Washington</u>
Name of Property	County
<u>213 – 215 North Marion Avenue</u>	<u>Washington</u>
Address	City

This form was prepared as part of a research/survey/nomination project in 2011-2012 funded by a HRDP grant from the State Historical Society of Iowa for the nomination of the Washington Downtown Historic District. The project was primarily structured to develop the nomination for the downtown, with additional research on each building documented on an Iowa Site Inventory form. The information below was collected, and it was determined that this building did not fall in the final district boundary.

7. Narrative Description

This is two-story building that has been jointly clad and redeveloped as apartments with the adjacent building. Both are historically related and included together on this form. Historically, a larger building sat to to the north with a smaller building/addition to the south. The facade (east) of the north half has two apartment entries on the first story. A picture window with flanking double-hung windows and a pair of double-hung windows are located between the entries. A canvas awning, stretching from the left to the right sides of the building, covers the entries and windows. The second story has four double-hung windows. While the locations appear historic, the size and sashes are non-historic. The south half of the facade has a picture window with flanking double-hung windows and an apartment entry. The second story has three double-hung windows lower than the north windows. The north side has an apartment entry near the center, with four windows to the east and one window to the west. The second story has seven double-hung window and a smaller window. The south (alley) side has an entry towards the rear of the building. Several double-hung windows are found on both stories. The rear (west) likewise has two apartment entries, a fire escape, and several double-hung windows. Each window and door opening is set back into the concrete block walls.

8. Narrative Statement of Significance

Though the core of the north half of this building likely dates around 1865, and its south addition to around 1915, the c.1970s cladding in aluminum siding and conversion to apartments has obscured the exterior and interior features of this earlier building. Thus, it does not appear to retain integrity to be contributing in the Washington Downtown Historic District, and it has been excluded from the boundary as it falls on the north edge.

Research tells us that in 1885 the Wilde & Co. Foundry and Machine Shop was located on this property. Wilde & Co - agricultural works - started in fall 1863. Transfer books confirm that on March 24, 1865 a Mr. John Wilde purchased the property from a Mr. John Wagner and wife. The 1885 Sanborn map shows a two-story machine shop building to the north attached to a one-story shed to the south. A foundry was located in a separate building behind the building along Marion. The property was sold on July 16, 1888 by a Sheriff's Sale (MH Sweet-sherriff) to J.M. Denny. Then, it was sold at another Sheriff's Sale (MH Sweet – sherrif) on June 25, 1889 to E.E. Everson. The 1892 map continues to show a two-story building with a one-story shed to the south. A carpenter's shop was in a

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separate building to the north, and a foundry was in a separate building to the west. Thus, David Wild - manufacturers of grain elevators - occupied the full east half block, or Lots 1 and 2 in Block 4. The 1897 Sanborn Map shows "D. Wilde" - manufacturers of grain elevators as well. The north two-story building is woodworking and a machine shop, and the attached one-story building is a carpenter shop. The building to the north was still used for carpentry, and the building to the west was then a paint shop.

By 1899, the Wilde business moved to a new location on N. Iowa, and Norman Everson sold off part of the property. The south half of Lot 1, with this two/one story building, was then sold to Clyde Brown on January 15, 1901. The 1902 Sanborn map shows the Brown Buggy Company on the south half of lots 1 and 2. The two-story portion is reprostry, finishing, and painting, and the one-story portion is woodworking and blacksmith. The property went through several owners in the next decade, with no clear chain of title in the transfer books. Records show Charles Stout and wife selling interest in the property (south half of Lot 1, 2, and 3) to H.E. McCollum & J.S. Phillips on April 11, 1907. On April 8, 1912, Calvin Long then sold interest in the property to Nancy Hayes Hodges. Generally, the south half of lots 1, 2, and 3 seem to transfer together from the early 1900s through the 1970s.

The 1909 Sanborn shows the use for this building as storage and feed depot (north two-story) and a hay warehouse (the south one-story). The 1910 city directory lists Marburg & Helwick, flour and feed, at 215 N. Marion. The 1917 Sanborn map shows the south portion as enlarged to two stories and renumbered to 215. It is auto sales. The north two-story portion has auto in the front with feed and hay in the rear. A concrete block building has also been built to the rear on the south half of lot 3 and west half of the south half of lot 2 (see form for 214-218 W. 3rd St - #92-00592). The 1926 city directory lists Mangold Garage at 213 N. Marion, and it is still here in 1932. In 1932, Whittaker Feed Yard is listed at 215 N. Marion. The 1931 Sanborn Map lists auto sales, office and junk storage. The 1941 City Directory lists the "Railway Express Agency" at 213 North Marion Avenue and at 215 North Marion Avenue "Whittaker & Barnes – Auction". The 1952 directories list the Railway Express Agency and High Compression Products at 213 North Marion. In 1956 directories list a Army Reserve Training at 215 N. Marion and Curtis Produce at 213 N. Marion.

The estate of Bertha Philips sold the south half of lots 1-2-3 to Clair Booth on January 27, 1954. Booth then sold this property to L.C. Willits and wife on January 29, 1955. They then transferred it to L.C. and Selma Willits on August 28, 1964. L.C. Willits died, and his estate transferred the south half of lots 1-2-3 to Selma Willits on October 21, 1971. She owned it until her death in 1976, and then the property transferred to Rolland D. Benson. At some point in this period, the buildings were renovated and converted to apartments.

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9. Major Bibliographical Reference

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.

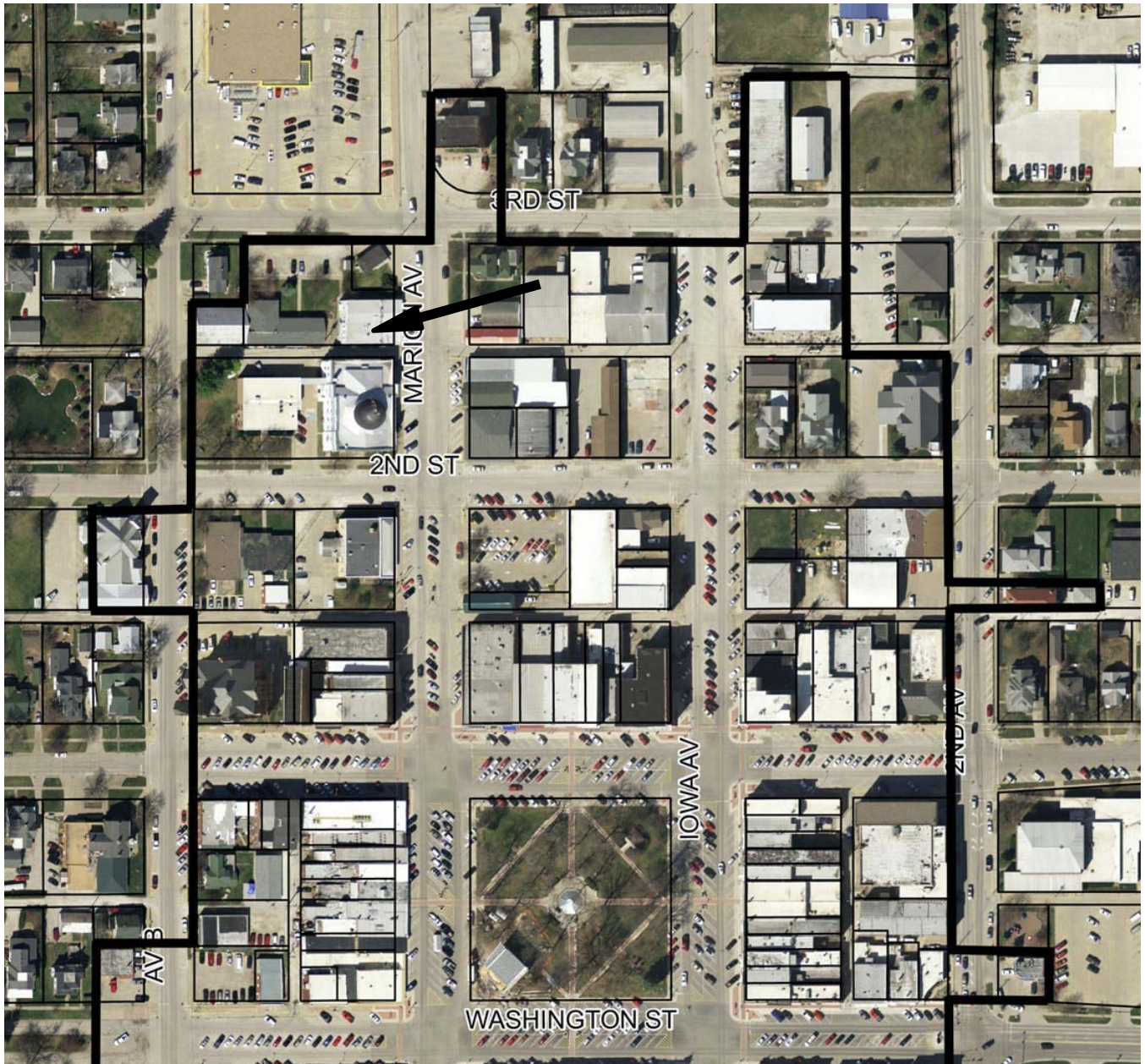
Iowa Department of Cultural Affairs
State Historical Society of Iowa
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Site Number 92-00555
Related District Number 92-00349

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Name of Property	Washington County
Address	Washington City

Location map



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

Iowa Site Inventory Form Continuation Sheet

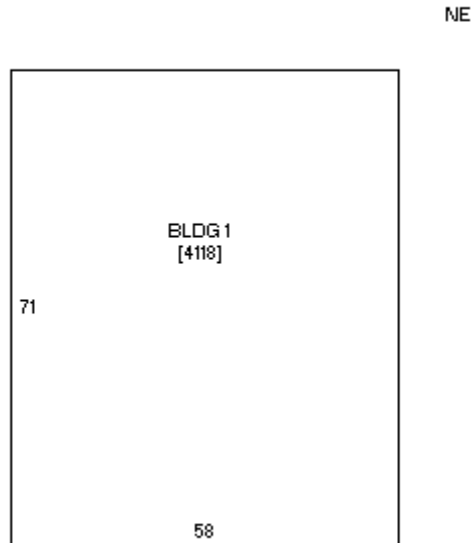
Site Number 92-00555

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Building plan (from assessor's website)



Historic images

none identified

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Willits Apartments

Name of Property

Washington

County

213 – 215 North Marion Avenue

Address

Washington

City

Digital photographs



Photograph 92-00555-001 - East and north elevations, looking southwest (McCarley, September 20, 2011)