

Site Inventory Form

State Historical Society of Iowa

(November 2005)

State Inventory No. 92-00538

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 Bryson House

other names/site number Colenso Hotel, Downtown Survey Map # DT- 125

2. Location

street & number 100-102-104 West Main

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 8 Lot 8

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

— 1 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)

01D04: Hotel, 02E11: Commerce - grocery store

02G Restaurant

11D01: Pharmacy, 02E03: dry goods / clothing

02E Specialty store

02E02: Specialty Store - candy

7. Description

Architectural Classification (Enter categories from instructions)

Materials (Enter categories from instructions)

09F05: Commercial / brick front

foundation

04C: Limestone

walls (visible material)

03: Brick / 05: Metal

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 100-102-104 West Main
City Washington

Site Number 92-00538
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 1867 check if circa or estimated date
Other dates, including renovation

Significant Person

(Complete if National Register Criterion B is marked above)

Architect/Builder

Architect

John P. Huskins

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, commission member Rebecca L. McCarley, consultant, Davenport
organization Washington Historic Preservation Commission date May 28, 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: _____

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<u>Bryson House</u>	<u>Washington</u>
Name of Property	County
<u>100-102-104 West Main</u>	<u>Washington</u>
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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.

Bryson House - 100-102-104 W. Main St - State #92-00538 - Map #20 ~ 1 non-contributing building - 1867, 1977 - Italianate (clad)

Historic information:

- 12-1867 - new three-story brick Bryson House opened - built since May by John Bryson, lumber dealer;
 - 5-1880 - Bryson House addition to north - total of 48 rooms;
 - c.1890-c.1900 - Allen House, c.1900-1938 - Colenso Hotel (upper stories) - Mary Hollingsworth bought in 1904 - office/lobby in 102 - closed in 1938
 - 100: 1868 - Lewis Grocery, 1871 - Cunningham Grocery, c.1890s-1910s - F.W. Brindley, grocery; 1921 - W.S. Reister & Son - butter/eggs, 1926 - Carter's Clothing Shop, 1932 - Widmer's Clothes, 1950s-c.1966 - Wilson's Clothing (men), 1966-1970s - Squire Shop
 - 102: 1885 - dry goods, c.1900-1930s - hotel office/lobby, 1935 - Grill Café, 1952 - Kneen Refrigeration, Washington Skelgas Service, 1956 - Lee's Skelgas & Electric, 1964 - Mode O'Day
 - 104: 1868-1891 - Rodman Drug Store, 1891-c.1894 - North Side Drug Store (J.D. Glasgow), 1890s - Glasgow & Lytle, 1900s - fruit/confectionary, 1910 - Mugnaini & Pacini Candy, 1917 - ice cream factory at rear, 1922-1950s - The Candy Kitchen, 1964 - paints
- three stores on N. Iowa:
- 107: 1880s-1890s - tailor, 1900s-1920s - store room, 1930s-1950s - Hunsaker Shoe Repair;
 - 109: sample rooms/dining room on 2nd, 1909-1910s - barber, 1920s - grocery, tailor, 1950s - coffee shop;
 - 111: 1880s-1900s - kitchen/laundry, 1909-1910s - barber, 1930s-40s - Martin's Modern Cleaners, 1940s - barber
- 2012 - Panda Palace (100-102), Backyard Candle Company (104)

Architectural information:

- Height: 3 story
- Walls: brick
- Storefront: remodeled
- Windows: covered - steel
- Architectural details: covered - steel
- Architect/Builder: John P. Huskins (architect)
- Modifications: Historic: -; Non-historic: 1977 - façade clad in metal siding and awning added, 1985 - demolition of northernmost rear section and arch section over alley

7. Narrative Description

The Bryson House is a three-story brick structure, built on a limestone foundation. It sits at the northwest corner of W. Main and N. Iowa, facing Central Park to the south. The original hotel opened on Christmas Eve in 1867, with three storefronts on the first story. The primary (south) façade is

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currently covered by metal sheeting installed in the 1970s. It is believed the original façade and the cornice is extant beneath this covering. The first floor storefronts have been remodeled numerous times, and no original materials remain. Historic photographs show a simple brick building with brackets along the cornice.

The east façade is plain. The first story has been remodeled for current uses, with one storefront at the north end. The upper stories contain twelve windows on each story, all of which are covered. The original windows are currently boarded up. It is not known if the originals remain behind the plywood. They have a limestone sash but not lintels. Another rear/north addition had three additional windows, and a two-story arch section over the alley connected this building to the additional hotel rooms in the Crawford Block to the north. In October 1985, this back part of the building was removed after a partial collapse, and the arch connection was also removed. The brick has been painted. A “ghost image” of “Hotel Colenso” can still be seen. The north façade (facing the alley) has been covered with concrete/stucco since the 1985 collapse.

8. Narrative Statement of Significance

The Bryson House is counted as non-contributing in the Washington Downtown Historic District due to the metal siding cladding the front facade. If this siding is removed, the building should be re-evaluated for its status in the district. Simple removal of this siding, exposing the original brick features, may be sufficient to reclassify the building as contributing.

John Bryson bought Lot 8 in Block 8 from Joseph Crits and several others in March 1867. The *Washington Press* reported on July 3, 1867 that the foundation for the Bryson House had been laid, with brick walls to start that week. The building was designed to be 44 feet by 132 feet and include 32 hotel rooms and a large dining hall. Mr. Huskins was noted as the architect. John P. Huskins moved to Washington in 1866 and formed the firm of Huskins, Davis, and Beard. He is noted as the architect for the Conger House at 903 W. Washington, which was built in 1867 as well. He started a lumber business in 1869 with J.M. Denny. Jacob Bryan was hired for masonry, George Corelle of Muscatine for brick laying, and P. Shrader for carpentry. The *Washington Press* reported on December 18, 1867 that they had examined the nearly completed building. Stores were found on the first story, with a central six-foot entry to the stairs to the second story where an office, sitting rooms, dining room, pantry, and kitchen were located. A private ladies entry was also found on the east side. A total of 34 rooms included 15 on the second story and 19 on the third story. The building cost \$25,000 plus \$7,000 in furnishings. John Bryson moved to Red Oak in 1877 (Fisher 1978: 118).

Bryson House operated here for several years. The U.S. Express headquarters were located here, with a regular telegraph office established in 1868 (Fisher 1978: 233). Store in the building per the *Press* on September 27, 1871 included:

- C. Parker – books and stationery – since 1855 – exclusively books and stationery since 1861 – wallpaper – sheet music – No. 1 Bryson Block

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- A.R. Wickersham – moved to Bryson Block on north side in 1868 – staple and fine dry goods

The Bryson House was sold to Lydia Crawford and N. Hollingsworth on February 17, 1876, and it continued to operate under its original name. In December 1879, a telephone was being installed between the Bryson House and railroad depot to keep them posted on trains and number of passengers - one of the first lines in town (*Washington Press*, December 17, 1879). In 1880, the Bryson House was noted to compare favorably to hotel blocks in river towns in Iowa - important with the number of local railroad lines to have a fine hotel than a typical county seat (*History of Washington County* 1880: 544). Additional rooms were added on the north side of the Bryson House in May 1880, increasing the number of rooms to 48 (Fisher 1978: 118). The additional rooms appear to be added with the construction of the Crawford Block in 1879-80 at 115-117 N. Iowa, rather than a true "addition" to the Bryson House. The 1885 Sanborn map shows the Bryson House here, with three stores along W. Main and two along N. Iowa in the rear addition. A two-story brick bridge with arch over the alley also led to additional hotel rooms in the building to the north at 115-117 N. Iowa on the second and third stories, which had the post office and *Washington Gazette* office on the first story in 1885. A second bridge was noted on the west portion of the rear of the building to the north building as well. The 1892 and 1897 Sanborn maps show a similar arrangement, with three stores on Main, two on Iowa, a laundry and kitchen at the far north end, and a bridge to the building to the north. In both years, the hotel is identified as the Allen House.

Mary A. Hollingsworth bought the full interest of the property from previous owners in 1904. The 1902 Sanborn map shows the hotel as the Colenso Hotel. The overall configuration remains roughly the same as in the 1890s. The 1909 map shows the same footprint as 1902, with hotel room indicated still on the second story of the building to the north. By 1910, the hotel is listed as Colenso Hotel in the city directory. The 1917 Sanborn map shows the bridge to the adjacent building has been removed. Colenso Hotel continued under this name until 1938 when it was closed by proprietors Mr. and Mrs. Ray Tracy. They had also run a second location - the Colenso Hotel Annex - in the old Pennsylvania Hotel building at 306 N. Marion ("Washington had a Tavern near Outset of its Career; Many Hotels Since Then," *Evening Journal* – Centennial Celebration, August 1939, page 28). The Hotel Washington had opened on the upper stories of the bank building to the east in 1936, perhaps resulting in greater local competition. A hotel would not open here again.

Several businesses operated in the first story storefronts over the years.

100 W. Main: Grocery (1885, 1892, 1897, 1902, 1909, 1917) - Lewis Grocery is listed in Bryson Block in 1868, Cunningham Grocery in block No. 3 in 1871, F.W. Brindley here by 1890s - listed in Hotel Allen block in 1900, Brindley's Sanitary Grocery in 1918; W S Reister & Son - butter/cream/eggs in Hotel Colenso in 1921 ad; Carter's Clothes Shop (1926), Widmer's Clothes (1932), Wilson's Clothing (1956, 1958, 1964), Squire Shop (1966-1970s - expanded into 102 by 1976), Michael's Clothing (1980), J.R. Clothing, D. Walker's Clothing (1983-1989), Breadeau Pizza (2008), Panda Palace (2012)

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102 W. Main: Dry Goods (1885), vacant (1897), hotel office (1902, 1909), hotel lobby (1917) - Colenso Hotel listed here from 1910 to 1935, The Grill Café (1935), Kneen Refrigeration and Washington Skelgas Service (1952), Lee's Skelgas & Electric (1956), Mode O' Day (1964), Breadeau Pizza (2008), Panda Palace (2012)

104 W. Main: Rodman Drug Store (1868-1880s), J.D. Glasgow join staff in 1885 - bought drug store in fall 1891, North Side Drug Store (1892) (J.D. Glasgow), Glasgow & Lytle (1895, 1897), Fruit & Confectionary (1897, 1902, 1909, 1917), Mugnaini & Pacini Candy (1910), 1917 - ice cream factory in rear addition, The Candy Kitchen (started in 1922 by Alfredo Cantonia - here in 1926), Burlington Trailways Bus Depot - located with Candy Kitchen - by late 1930s and in early 1940s), Candy Kitchen (still here in 1952, 1956), Brake's Davis Paint (1964), The Coffee Corner (2008), and Backyard Candle Company (2012)

107 N. Iowa: Tailor (1885, 1892, 1897), ware room (1902), store room (1909, 1917), Hunsaker Shoe Repair (1935, 1941, 1952)

109 N. Iowa: Commissions (1885), sample room (1892, 1897, 1902), dining rooms on 2nd story (1902, 1909), barber (1909, 1917) - Sherbeck Barber Shop in 1910, kitchen on 2nd story (1917), Thompson's Sanitary Market (1924), Bramer Tailoring (1926), Woody's Coffee Shop (1952), Lackey's Coffee Shop (1956)

111 N. Iowa - this section has been demolished: kitchen for hotel (1885), laundry for hotel - kitchen on 2nd (1892, 1897, 1902), kitchen on 2nd story and into west addition (1909), barber (1909, 1917) - George W. Black in 1910, Martin's Modern Cleaners (1935, 1937, 1941), Gip's Barber Shop (1943)

113 N. Iowa - this section divided from 111 by 1931 - also now demolished: Williams Shining Parlor was located at 113 N. Iowa in 1926. The Hamburger Inn was here in the 1932 directory, followed by Armour & Co. (poultry and produce) in 1935 and T & R Dinette in 1941. Brugge Barber Shop is also listed here in 1935 and 1941. By 1952, Foster Radio & Television moved here, and they were listed here still in 1956.

The northernmost rear addition (111-113 N. Iowa) began to buckle around 1975, and it was demolished along with the brick walkway portion over the alley to the Crawford Building to the north.

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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

Patterson, Mary. Collection of historic images of Washington. Washington, IA.

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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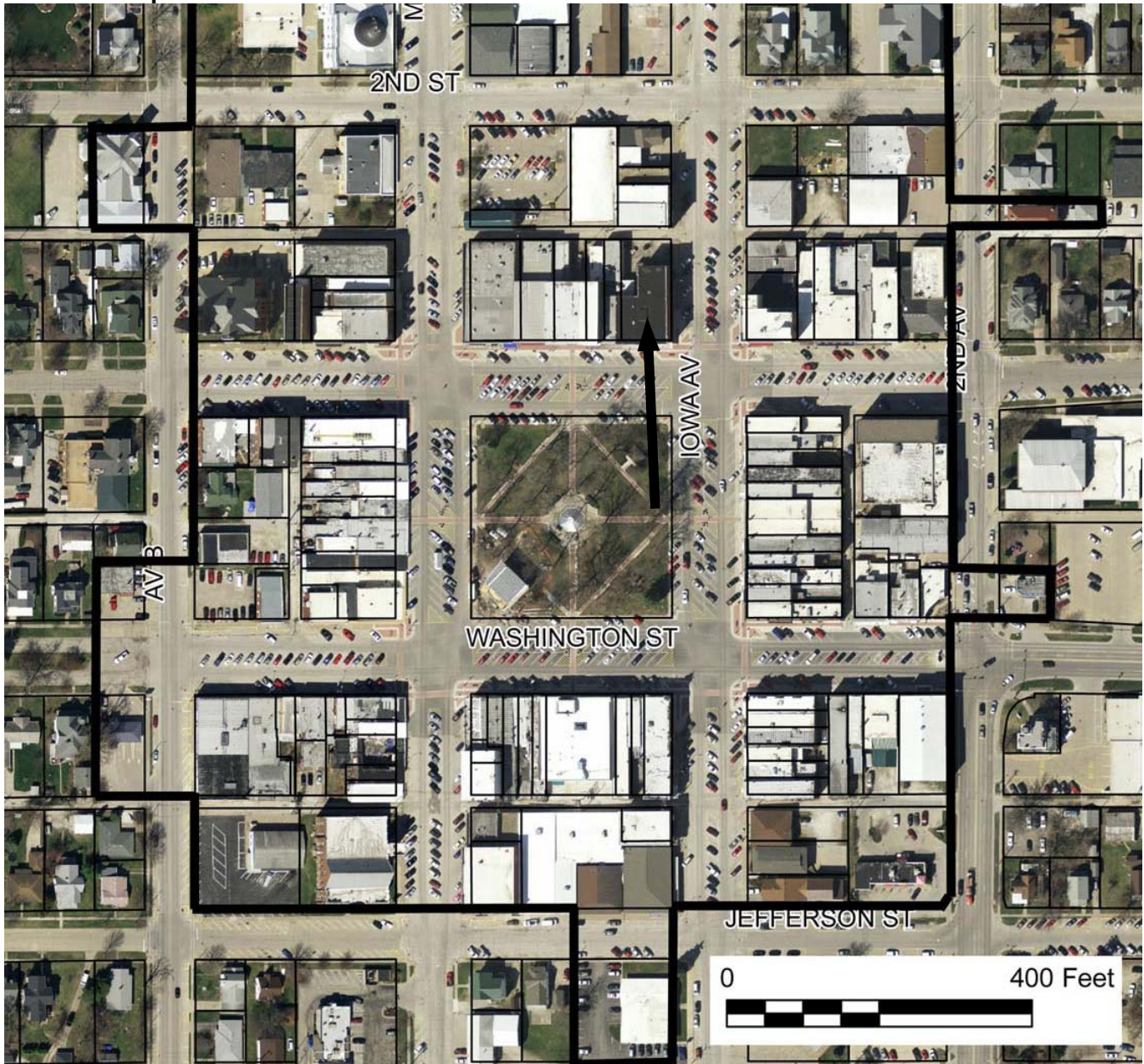
Bryson House
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Location map



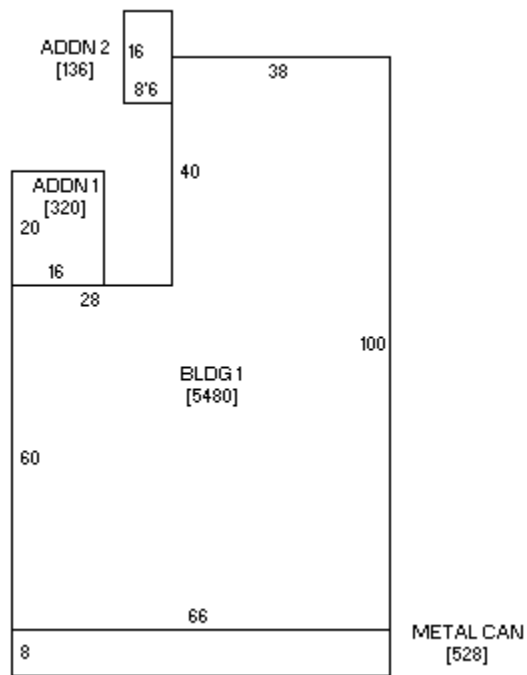
2009 aerial photograph (Washington County) – line indicates survey/research area boundary

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Building plan (from assessor's website)



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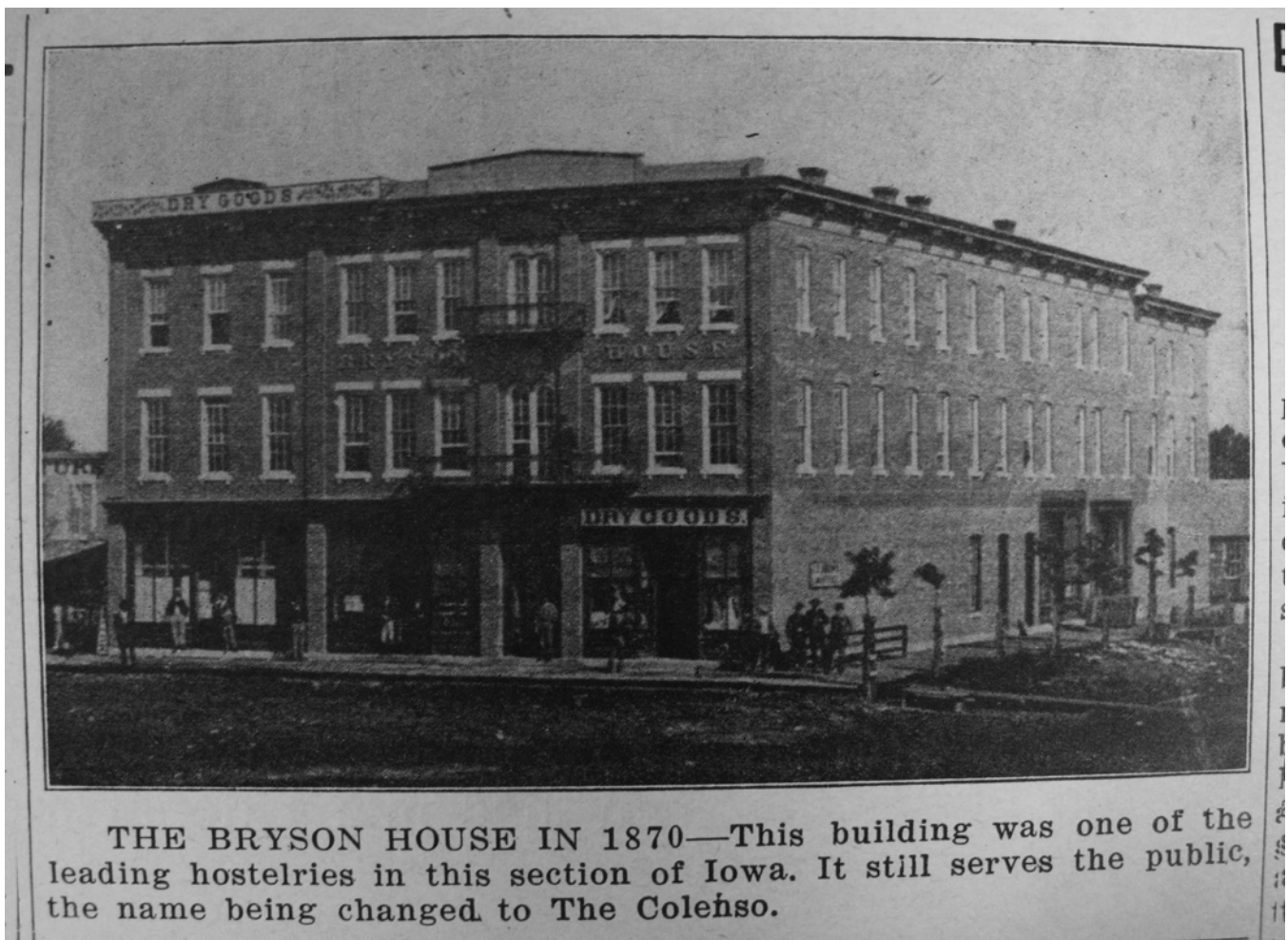
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Historic images



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North side of square in late 1930s (Patterson collection).

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Collage of photos of south side of building in 1971 (Wagner 1971).



Side of original building

demolished rear addition and arch Crawford Block (extant)

Collage of photos of east side of building in 1971 (Wagner 1971).

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Digital photographs



Photograph 92-00538-001 - South and east elevations, looking northwest (McCarley, September 20, 2011).

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Photograph 92-00538-002 - East elevation, looking northwest (McCarley, September 20, 2011).

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Photograph 92-00538-003 - East and north elevations, looking southwest (McCarley, September 20, 2011).