

Site Inventory Form

State Historical Society of Iowa

(November 2005)

State Inventory No. 92-00528

New Supplemental

Part of a district with known boundaries (enter inventory no.) _____

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 Bean's Pharmacy

other names/site number American Petroleum Company, Downtown Survey Map # DT- 062

2. Location

street & number 222 South Iowa 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) 19 Lot(s) South 44 ft of lot 5

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)

14D09: automotive service or repair

Current Functions (Enter categories from instructions)

11D01: pharmacy

7. Description

Architectural Classification (Enter categories from instructions)

Materials (Enter categories from instructions)

foundation 10A: concrete block

walls (visible material) 06: stucco

roof 08A: shingle 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 222 South Iowa Avenue Site Number 92-00528
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
1950 check if circa or estimated date
Other dates, including renovation
1977

Significant Person

(Complete if National Register Criterion B is marked above)

Architect/Builder

Architect
unknown
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 July 18, 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>Bean's Pharmacy</u>	<u>Washington</u>
Name of Property	County
<u>222 South Iowa 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 a one-story gas station converted for use as a pharmacy in 1977. The exterior appearance with gables and half timbering dates to this remodel. The exterior walls are constructed with 8" concrete blocks and tile, which is clad in stucco and the half timbering detail. The roof is clad in asphalt shingles, and the structural floor is concrete. Interior framing is light metal. The west side has a gable roof with a smaller gable roof canopy over the entry and an aluminum window. Another square aluminum window is outside of the cover to the south of the entry. The south side has a large gable, with shed-roof canopies over a large square window on the west and an entry on the east portion. A smaller window is located between these two openings. A large metal clad two-story addition was constructed on the east side in 2008. The sign on the southwest corner of lot is the historic gas station sign redone for the pharmacy.

8. Narrative Statement of Significance

While Bean's Pharmacy partially reuses an old gas station on this site, the exterior appearance of the building dates to remodeling for the pharmacy in 1977. A large addition was later also added on the east side. Thus, the building does not retain historic integrity from prior to 1977, and it would be non-contributing in the Washington Downtown Historic District. Since it sits on an edge/corner of the district, it has then been excluded from the district boundary. When the 1977 remodel becomes 50 years old, the building should be reassessed as this is an interesting remodel and adaptive reuse.

The store on the 1931 Sanborn map was replaced with a gas station set back from the corner by the 1943 Sanborn map. The 1941 city directory lists American Petroleum Company here. On March 3, 1948, Marshall E. and Joan H. Smith sold this property to Howard Ballou. Ballou Oil Company, dealers in American Petroleum products, is advertised in the *Journal* here on May 1, 1952. The 1956 telephone directory again lists the American Petroleum Company here. The Ballou Oil Company is listed here in the 1964 directory.

Howard & Helen Ballou sold the property to Don L. Hanson, Kenneth L. Hanson and James O. Hewitt on August 15, 1977. They remodeled the building, reusing the north wall and part of the west wall within the new building. The south and east walls were rebuilt. The entire exterior was then finished in a Tudor style, with timbers and stucco. The old Conoco sign was sandblasted and painted as the sign

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for Bean's Pharmacy. Ed and Linda Bean opened the pharmacy in 1978. Hewitt and the Hanson brothers then sold part interest to in the building to Edward P. and Linda Bean on May 9, 1983, and additional interest on April 5, 1985.

The business was sold to Scott and Tori Lumberg in 1998, and they bought the building in 2008. They then sold both the business and building to John Thompson in April 2008. He built an addition on the east side. Bean's Pharmacy continues to operate here.

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.

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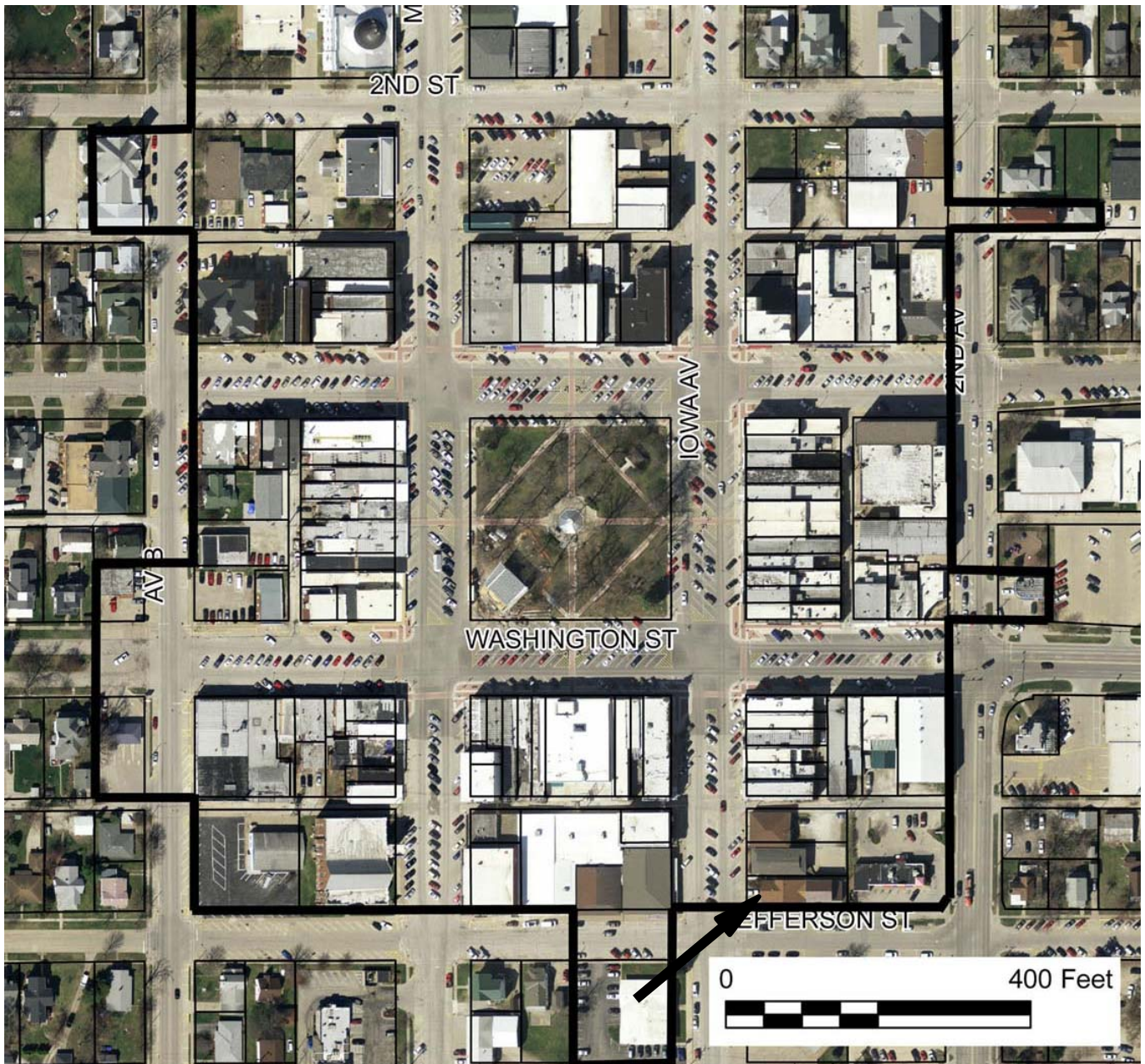
Bean's Pharmacy
Name of Property

Washington
County

222 South Iowa Avenue.
Address

Washington
City

Location map



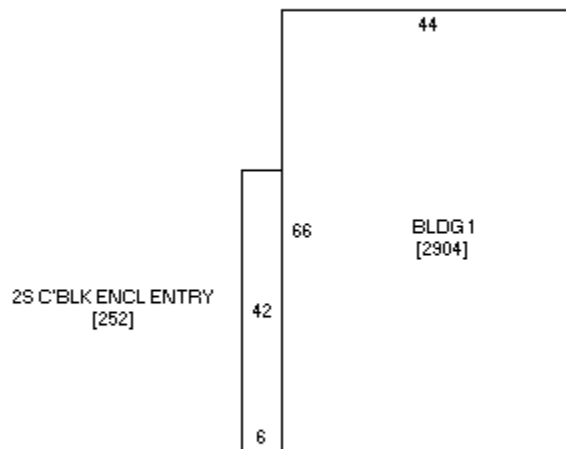
2009 aerial photograph (Washington County) – line indicates survey/research area boundary

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Building plan (from assessor's website)



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Bean's Pharmacy

Name of Property

Washington

County

222 South Iowa Avenue.

Address

Washington

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Digital photographs



Photograph 92-00528-001 - West and south elevations, looking northeast (McCarley, September 20, 2011)

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Bean's Pharmacy

Name of Property

Washington

County

222 South Iowa Avenue.

Address

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City



Photograph 92-00528-002 - West and south elevations, looking northeast (McCarley, September 20, 2011)

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Bean's Pharmacy
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County

222 South Iowa Avenue.
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Photograph 92-00528-003 - West elevation, looking east (McCarley, September 20, 2011)

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Photograph 92-00528-004 - South side of east addition, looking northeast (McCarley, September 20, 2011)