

Site Inventory Form

State Historical Society of Iowa

(November 2005)

State Inventory No. 92-00607

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 Chilcote Building

other names/site number Downtown Survey Map # DT- 151

2. Location

street & number 123 – 125 W. Washington Street

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) 18 Lot(s) Lot 4 – W 42' of N ½ (66')

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

If Eligible Property, enter number of:

Enter number of:

Contributing

Noncontributing

— buildings

— sites

— structures

— objects

— Total

1

—

—

—

1

— 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)

02E11 Commerce / specialty store / grocery (123)

02D Commerce / financial institution / stock broker (123)

02E03 Commerce / specialty store / dry goods (123)

02G Commerce / restaurant / coffee shop (125)

11D01 Health Care / medical office / pharmacy (125)

7. Description

Architectural Classification (Enter categories from instructions)

Materials (Enter categories from instructions)

09F05 Commercial: Brick Front

foundation

04C Limestone

05D Queen Anne

walls (visible material)

03 Brick

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 123 – 125 W. Washington Street
City Washington

Site Number 92-00607
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)

05: Commerce
02: Architecture

Significant Dates

Construction date 1857 check if circa or estimated date
Other dates, including renovation c.1892 facade

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 Mary Patterson, Chair Rebecca L. McCarley, consultant, Davenport
organization Washington Historic Preservation Commission date April 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: _____

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<u>Chilcote Building</u>	<u>Washington</u>
Name of Property	County
<u>123 – 125 Washington Street</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 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.

Chilcote Building - 123-125 W. Washington - State #92-00607 - Map #107 ~ 1 contributing building (A and C) - c.1857, c.1892 façade - Queen Anne

Historic information:

1857 - Dr. Alexander W. Chilcote built two-story brick building (same one there in 1926) - drug store - previously in frame building on site (125) - business with brothers John and William - William continue in 1860s - add partner of W.A. Cook in 1870

123: 1859-1862 - L.J. Moore grocery; 1862 - I.F. Stegner Grocery; c.1885-c.1891 - The Horse Shoe Store (Crail & Roth); 1890s - harness shop; c.1909-c.1912 - Caner Music Co

125: 1870-1900 - Chilcote & Cook drug store; 1900-1910s - Cook & Sherman

123: 1912 - E. M. Bridges & Co. opened (123) - millinery in 1910s-20s - expand into dresses/coats in 1930s; 1940s-60s - Bridges & Co. - ladies clothing

125: 1920s-30s - Sherman Bros Drug Store - The Rexall Store, 1937-1960s - Pioneer Drug Store - Rexall Brand Store

2012 - Ameriprise (123), The Coffee Corner (125)

Architectural information:

Height: 2 story

Walls: brick

Storefront: two storefronts - both center entry

Windows: 1/1 wood

Architectural details: oriel windows - 2, decorative metal cornice, brickwork

Architect/Builder: -

Modifications: Historic: c.1892? façade remodel; Non-historic: 1971 - storefront remodel (125), 2000s - storefront remodel (123)

7. Narrative Description

In the 1890s, a new facade covered five storefronts, from 117 to 125 W. Washington Street. Tan brick covers all five facades, and they share a continuous metal cornice and the same window design and details, with somewhat different storefronts. All five of the addresses sharing this common c.1892 facade appear on the 1868 Bird's Eye View drawing of Washington, and they appear to be three brick buildings, with three rooflines. The east building is 117-119 W. Washington, the middle single building is 121 W. Washington, and the west building is 123-125 W. Washington. Thus, their history has been documented on three separate Iowa Site Inventory forms. No information has been identified specifically on the remodeling of these buildings, but the style and detail is consistent with downtown buildings constructed in the 1891-1892 period. The remodeling was completed after the construction of the L. Smouse Block at 101-103 W. Washington in 1891 and prior to 1913, per historic photographs.

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The earlier double building at the west end currently has addresses of 123 and 125 W. Washington. Numerous early 20th century sources cite it as built by A.W. Chilcote for his drug store, with the current remodeled appearance in photographs of the same period. This verifies that the building/s was remodeled, rather than rebuilt. The storefront at 123 W Washington has aluminum and glass display windows and a central recessed entry. The bulkhead is cement board. The transom is covered with wood. A secondary entry is located between the two storefronts on the first story, and it provides access to the second story of both halves. It has a modern steel door with a window and a transom window. The storefront at 125 W. Washington is aluminum and glass with a deeply recessed center entry. The display windows extend nearly to the sidewalk. The transom area of the store front is covered with wood. Above each of the storefronts on the second story is a center oriel window with three double-hung window openings and decorative detail in the bulkhead and frieze areas. The oriel windows are the same design as the two on 117-119 W. Washington at the east end. Unlike 117-119, double-hung window openings are found on either side of the oriel windows on 123 and 125. The side windows and windows on the oriel window of 123 have been replaced with single-light tall windows, while 125 appears to retain original one-over-one-light double-hung windows in all five openings. Another one-over-one-light double-hung window is centered between the two halves, above the second story entry. All five of these windows in the wall of the second story have decorative detail on the wood arch of the window sash, identical to the detail for the center window on 117-119. The decorative metal cornice that continues across 121 and 117-119 crowns the building at 123-125 as well. It has a central rectangle over each storefront with a triangular pediment above the rectangle and ornamented pilasters/brackets on each side of the pediment and also at the division between the storefronts. There is a ball atop each pilaster, a fan design within the peak of the pediment, and an ornament on the peak. There are regularly spaced smaller brackets on the cornice as well. The west elevation extends along Marion Ave. It has a rear side entry at the far south end of the first story, and it has five double-hung windows with stone sills and lintels on the second story. The middle window appears an entry converted to a window. A sixth window at the south end has a segmental arch brick lintel.

8. Narrative Statement of Significance

The Chilcote Building appears to contribute historically and architecturally to the Washington Downtown Historic District.

All five of the storefronts sharing this common facade appear on the 1868 Bird's Eye View drawing of Washington, and they appear to be three brick buildings, with three separate roofs. Transfer records in Washington before 1866 do not indicate the seller or date of sale, nor do they provide a detailed property description. Joseph McKee owned part of lot 4, described as 20 ½ by 67 feet, during that time. In June 1889, he sold the property to L.G. Adams, who sold it to W.W. Wilson in May 1892. Alexander Chilcote owned part of lot 4 prior to the time detailed records were kept. The property was not sold until

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August 1901 when it was transferred from W.E. Chilcote, Jr. to W.A. Cook. Chilcote's drug store operated on the corner in the 125 storefront from

A early ads from the *Washington Press* places Chapman Jewelry on the south side, just east of the drug store, in 1856 and 1857. Thus, stores were on these sites this date. A May 1859 ad places Moore Grocery as located "South side of Public Square, Exchange Block, next to A.W. Chilcote's Drug Store." In May 1862, Lem. J. Moore, grocery, continued to be noted as "Exchange Block, south side of the public square." No further information was identified on the "Exchange Block" other than these ads of Moore. A subsequent 1862 ad names I.F. Stegner Grocery, successor to L.J. Moore. An ad in 1865 places Dawson, Nelson & Co. as one door east of Chilcote's corner. The 1885 Sanborn map shows the 123 location as jewelry/gent's furn. The Horse Shoe Store, noted in a May 6, 1885 in the *Press* as operated by Roth, Crail, & Mount, appears to have been located here, placed two doors west of Harwood's shoe store at 119 W. Washington in May 1889. Ads for the store appear in 1885, 1888, and 1892. No location is identified in 1892, and by January 1893 the Horse Shoe Store was on the northwest corner of the square, run by J.B. Crail, who operated in dry goods here for 10 years, with partner Roth until a few years ago and then as sole proprietor of store (*Washington Gazette*, January 6, 1893). The 1897 and 1902 Sanborn maps show a harness shop here. A single ad from the *Press* during that time identifies Schott Harness as on the south side in 1895. The 1909 Sanborn map matches an ad in the *Washington Journal* placing Caner Music Co. at this address, and they are listed at this address (then 121, changed to 123 in 1920s) in the 1910 city directory and 1912 ad.

E.M. Bridges & Company opened their millinery store in 1912 on the south side of the square at 123 W. Washington. They expanded their line from hats to gifts as well by the 1920s, and then added dresses, coats, and accessories by the 1930s. By the 1950s, the store is simply Bridge's & Co. They continue to be listed here in the 1964 city directory .

Evening Journal, April 3, 1926, page 24 – E.M. Bridges & Co – millinery and gift shop – photo of interior – past 15 years – south side of square – hats

Evening Journal – Washington County Centennial Celebration – July 1936 - page 67 – E.M. Bridges & Co – south side of square – since 1912 – start with hats – now also dresses, coats, and accessories – photo of interior

Evening Journal – Centennial Celebration – August 1939 - page 77 – E.M. Bridges & Co – south side of square – photo of storefront – since 1912 – women's styles – millinery, coats, dresses, hosiery, lingerie, gloves, purses, hankies

Washington Evening Journal, 60th Anniversary Edition, February 27, 1953 - page 102 – ready to wear clothing stores – E.M. Bridges & Co – south side of square – owned and operated by Marion and Ruth Bridges – women's wear also

More recent occupants of 123 include Golden Touch Decorators (1968), IDS Investments (1994), American Express Financial (2002), and Ameriprise (2012).

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Dr. A.W. Chilcote operated the first drug store in town, moving here from Danville, IN, after a fire in his drug store there in 1852. He bought the drug stock from dry goods store of McFarland & Kendall and started in a frame building at this corner, with “the present building of brick in 1857 or 1858” per a 1926 article. Chilcote & Bro. is listed in newspaper ads in the 1860s. Chilcote retired in 1868 and was president of Farmers’ and Merchants’ Bank when it formed in 1870 and then Washington National Bank when it replaced the former in 1871 (*Portrait and Biographical Album of Washington County* 1887: 394; Burrell 1909, Vol. 1: 372; *Evening Journal*, April 3, 1926, page 51). He continued to own this building, as well as several others in town.

John H. Chilcote continued to run the drug store on the corner at 125 W. Washington after 1868, taking on William A. Cook as a partner in 1870. Chilcote & Cook is listed in newspaper ads from 1871 to the 1890s. In December 1879, John Chilcote became the first with a telephone in town, which ran from his house to his store. Their partnership continued until Chilcote's death in 1900. Dr. W. Crawford, dentist, is listed on the second story in the 1880s and 1890s. Don Sherman, who had worked at Chilcote & Cook as a clerk since 1887, then became a partner in 1900. His brother Fort Sherman also joined the business, becoming Don's partner after Cook retired. Sherman Brothers drug store then operated here from the 1920s to 1930s. During this period, Dr. Ray H. Dean has his office on the second story (1909-1941) as well as Dr. J.A. Marie (1920s-1940s). An ad in the *Evening Journal* on May 7, 1937 notes that the Pioneer Drug Store operated at this corner, formerly the Sherman Brothers. They carried Rexall Brand drugs. The Pioneer Drug Store is then listed here through the 1940s and 1950s and in the 1964 city directory.

September 27, 1871 – *Washington Press* – “Washington” - Chilcote & Cook – July 1853 – first drug store in town – A.W. Chilcote bought drug stock from dry goods store of McFarland & Kendall – 1867 – sons bought – continued until January 1870 – J.H. Chilcote took on partner William A. Cook – one of best stocked drug stores in this part of Iowa

1872 building notes – *Washington Press*: March 20 – John H. Chilcote in Chicago – addition of 40 feet being built to store of Chilcote & Cook

December 1879 – telephone being installed between Bryson House and depot – keep them posted on trains and number of passengers – John Chilcote’s telephone between house and store working well – Wayne Simmons putting one between his house and bank (*Washington Press*, December 17, 1879)

1879 – first telephone installed in Washington – John Chilcote had first – from house to store – end of December – various lines between stores and homes (Fisher 1978: 233)

October 1901 – Jane A. Chilcote – widow of Dr. A.W. Chilcote – willed house to city for perpetual use as free city library – occupied in October 1901 – worth \$12,000 – house adapted for use as library – photograph in book (Burrell 1909, Vol. 1: 302)

Evening Journal, April 3, 1926, page 51 – 73 Year Old Drug Store – drug store in same spot for 73 years – now Sherman Brothers Drug Store – started in 1852 by Dr. Alexander W. Chilcote – came from Perry Co, OH – bought stock from drug store on east side of square – small frame building on site for few years – built present brick building in 1857 and 1858 – Dr. Chilcote and wife lived upstairs until built house – later city library – run with his two brothers – John and William – early 1860s – Dr. Chilcote into banking – not in store business

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again – 1866 – W.A. Cook join business – partner with William Chilcote in 1870 – lasted until 1900 when Chilcote died – Don Sherman start working as clerk in 1887 – became partner in 1900 – brother Fort Sherman join staff – Cook retire – take on as partner – Sherman Bros – 125 W. Washington

Evening Journal – Washington County Centennial Celebration – July 1936 - page 45 – Sherman Brothers – southwest corner square – Pioneer Drug Store – (125 W. Washington)

Evening Journal – Centennial Celebration – August 1939 - page 35 – Pioneer Drug Store – photo of storefront – recent remodel? – brick along bottom (now aluminum storefront – 1960s?) – time brought changes to appearance – no changes in service – Rexall drugs, Swift's ice cream, wallpaper and paint department – vaccines for humans and animals

Washington Evening Journal, 60th Anniversary Edition, February 27, 1953, page 108 – drug stores – Pioneer Drug Store – Stanly Zager – bought Rexall store from Sherman Brothers in 1937 – worked elsewhere before moving here – building had drug store since 1852 – Dr. Chilcote and brother were first owners – Chilcote and Cook – then Cook and Sherman – then Sherman Brothers – Osincup Drug Store – newest – Herbert Osincup – October 20, 1947 – registered pharmacist

Later occupants include Golden Touch Decorating (1964), Golden Crest Realty (1996). First Realty (1998), Marj Lins Interiors (2001), Iowa Electronic Devices/Radio Shack (2004), The Coffee Corner (2009).

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.

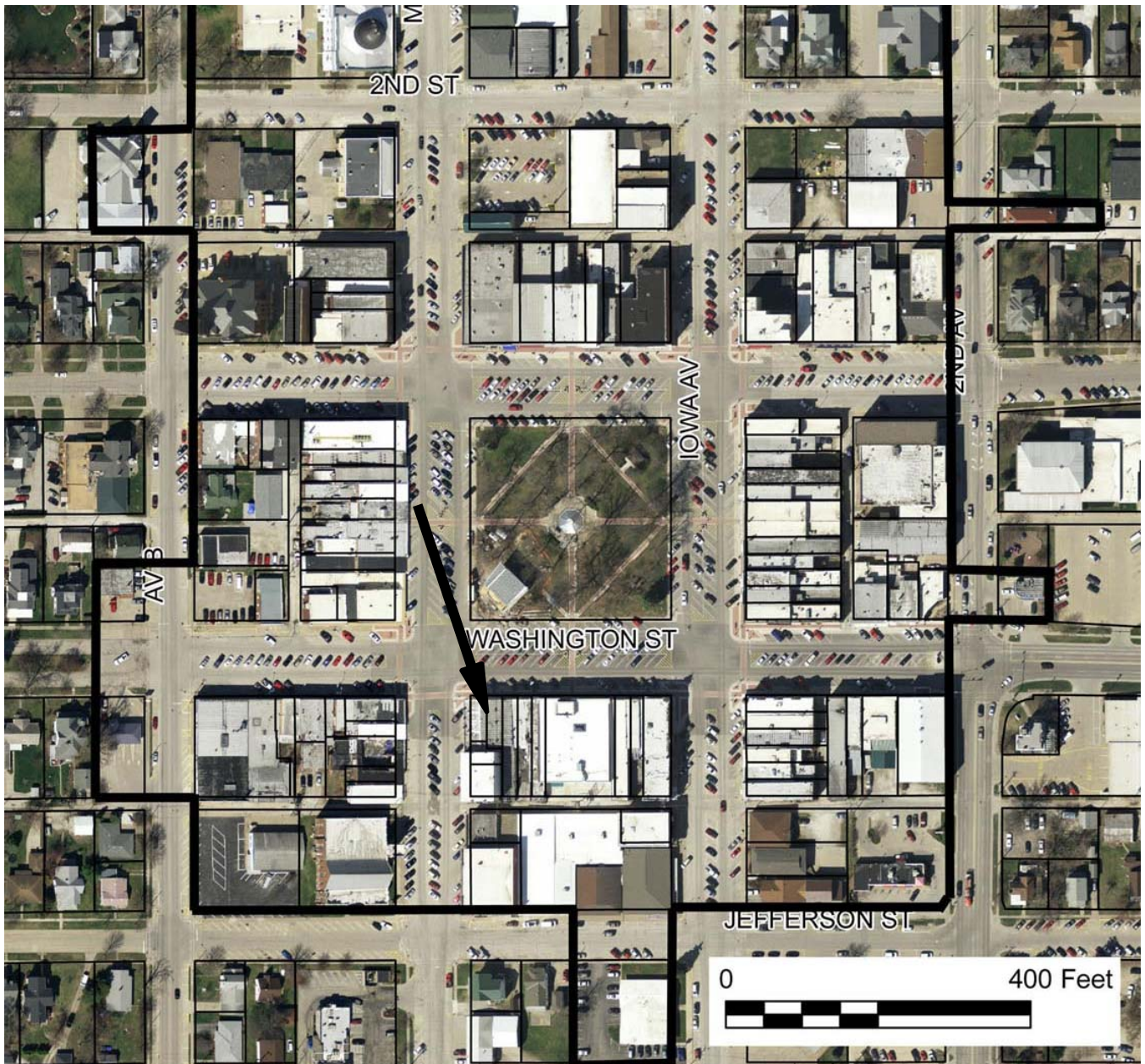
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Location map



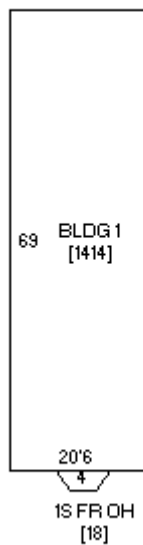
2009 aerial photograph (Washington County) – line indicates survey/research area boundary

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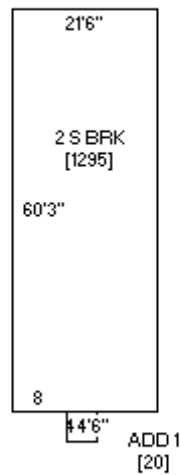
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<u>Chilcote Building</u>	<u>Washington</u>
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Building plan (from assessor's website)



123



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Chilcote Building

Name of Property

Washington

County

123 – 125 Washington Street

Address

Washington

City

Historic images



Looking through Central Park at south side of square, after 1891 construction of L. Smouse block at left (101-103) but before remodel of 117-119, 121, and 123-125 at right (west) end (Patterson collection)

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Chilcote Building

Washington

Name of Property

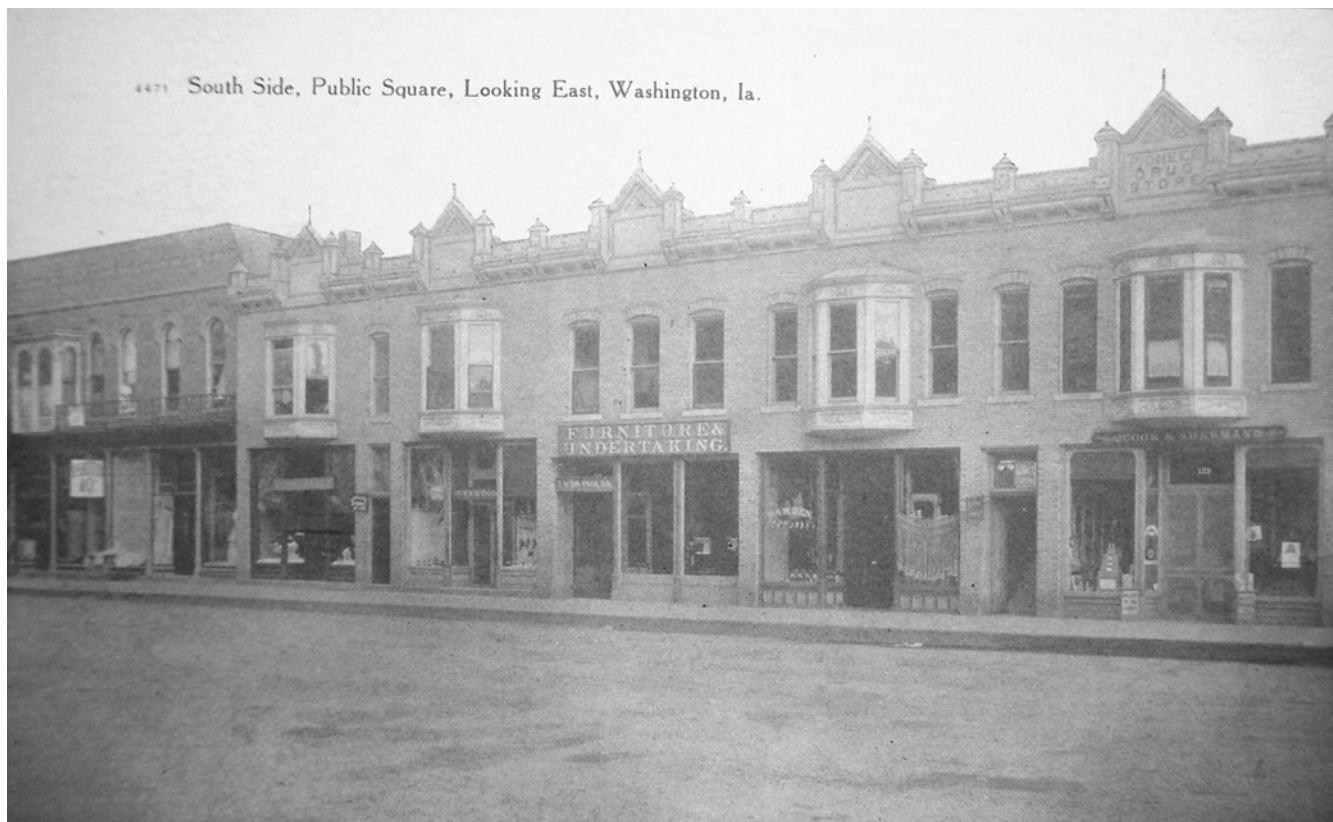
County

123 – 125 Washington Street

Washington

Address

City



Building in 1910s (Patterson collection)

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Chilcote Building

Washington

Name of Property

County

123 – 125 Washington Street

Washington

Address

City



Building in 1920s (Patterson collection)

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Chilcote Building

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Name of Property

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123 – 125 Washington Street

Washington

Address

City



Building in late 1930s (Patterson collection)

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Chilcote Building

Washington

Name of Property

County

123 – 125 Washington Street

Washington

Address

City



Collage of photos of building in 1971 (Wagner 1971)

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123 – 125 Washington Street

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Digital photographs



Photograph 92-00607-001 - North elevations of 117-119, 121, 123-125 W. Washington, looking southeast (McCarley, September 20, 2011)

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Chilcote Building

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Photograph 92-00607-002 - North elevation of 123-125 W. Washington, looking south (McCarley, September 20, 2011)