

Site Inventory Form

State Historical Society of Iowa

(November 2005)

State Inventory No. 92-00548

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 Farmers and Merchants State Bank

other names/site number Bailey Building, Downtown Survey Map # DT- 126

2. Location

street & number 102 E. 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(s) 9 Lot(s) S 88' 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)

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

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)

02D02 Bank, 02E08: Barber

02D02 Bank

01D04 Hotel

01B02 Apartments

11D03 doctor or dentist office

7. Description

Architectural Classification (Enter categories from instructions)

Materials (Enter categories from instructions)

06C: Classical Revival

foundation _____

walls (visible material) 03 Brick

roof 08B Rolled Asphalt

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 102 East Main
City Washington

Site Number 92-00548
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 1912 check if circa or estimated date
Other dates, including renovation

Significant Person

(Complete if National Register Criterion B is marked above)

Architect/Builder

Architect Robert R. Mayberry (Cedar Rapids)
Builder Harry J. Bishop (Cedar Rapids)

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 Carol Ray & Michael Kramme, commission members Rebecca L. McCarley, consultant, Davenport
organization Washington Historic Preservation Commission date March 20, 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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Farmers and Merchants State Bank

Washington

Name of Property

County

102-104 E. Main

Washington

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.

Farmers and Merchants State Bank - 102-104 E. Main St (also 100-108 N. Iowa Ave) - State #92-00548 - Map #21 ~ 1 contributing building (A and C) - 1912-13 - Classical Revival

Historic information:

1912-13 - construction of Farmers and Merchants State Bank - \$65,000 - fireproof construction - bank operated here until c.1924; sold to Marsh W. Bailey on 12-11-1924

c.1926-1930s - Washington National Bank (102 N. Iowa) - known as Bailey Building - 15+ offices on upper three stories (102 or 104 E. Main); 1930s-1970s - National Bank of Washington

1937 - office and mezzanine levels converted to four story hotel above bank - 1937-70s - Hotel Washington on upper stories

c.1977 - Washington Federal Savings and Loan moved here - here under this name until 2003 - storefront remodel and north addition incorporated building to north at 104-108 N. Iowa - previously restaurants here since 1920s

2003 - Federation Bank

2012 - Federation Bank

Architectural information:

Height: 4-5 stories

Walls: brick

Storefront: remodeled with new brick

Windows: replaced - single light aluminum

Architectural details: buff brick with pilaster corners with stone accents - 1912 and emblem centered on west side

Architect/Builder: Robert R. Mayberry (architect, Cedar Rapids), Harry J. Bishop (contractor, Cedar Rapids)

Modifications: Historic: 1963 - storefront and interior remodel - brick, new windows/doors - shifted main entry from Iowa to Main; Non-historic: c.1978 - concrete band applied on first story brick - incorporated building to north at 104-108 N. Iowa

7. Narrative Description

This five-story brick bank/office building sits on the northeast corner of N. Iowa and E. Main, diagonal across from Central Park. The buff brick building has stone trim. Originally, the bank had a 102 N. Iowa Ave address (west side), with the 104 E. Main address for the upper story offices/hotel (south side). Various banks have operated here through its history. The first story has been remodeled in a few phases. The current brick on the south side with stone around the moved first story bank entry dates to a bank remodel in 1963. The original entry on N. Iowa was then eliminated. This brick was continued further north on the west side through the adjacent one-story brick building to the north around 1978 for a later bank remodel. An additional stone band was also added at this time. The

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upper story entry at the east end of the W. Main facade contains white glazed brick behind the new glass door. The three upper stories retain their original buff brick, stone details, and window openings. The corners of the building are anchored by large pilasters with stone bases and decorative stone "capital" treatment. The original stone trim remains at the top of the building as well as the stone plaque with bank emblem and the date 1912 on the west side. During a renovation of the upper stories in 2002, all windows were replaced with modern, steel frame ones.

8. Narrative Statement of Significance

The Farmers and Merchants Bank contributes historically and architecturally to the Washington Downtown Historic District. It is a prominent structure on the northeast corner of the town square. It is the tallest building in the county.

The Farmers and Merchants Bank acquired the south third (44') of Lot 5 in Block 8 from Col. Nicola in 1905. The middle third (N 44' of S 88') was transferred from William Hollingsworth to Clarence Hollingsworth in 1907. The 1909 Sanborn map shows the earlier buildings on these portions of the lot. The 1917 Sanborn map then shows the new Farmers and Merchants Bank at the corner, with a 100-102 N. Iowa Ave address, and the new one-story section to the north with three storefronts at 104-104 1/2-106 N. Iowa Ave.

Demolition and construction of the Farmers and Merchants Bank occurred throughout the year in 1912. Robert R. Mayberry of Cedar Rapids designed the building in March, and the general contract was let to Harry J. Bishop of Cedar Rapids.

March 1912 – "Bank Building to Be Fine Building," *Evening Journal*, March 27, 1912, 3 – preliminary plans completed by architect Robert R. Mayberry of Cedar Rapids – will be here later this week to present to board of directors for Farmers and Merchants Bank – patterned after People's bank building of Cedar Rapids – directors toured – decided that was what they wanted – one of best in Midwest – cost of \$32,000 anticipated for construction – additional \$10,000 for fixtures – total investment around \$50,000 – fire proof construction – steel frame – filled out with cement and brick – lower half stone – upper stories pressed brick – prism glass windows for banking room – four stories – 44 by 66 – main entry on west on N. Iowa – stairs to upper story offices on Main St on south – basement will be finished with high ceiling – part for barber shop and pantorium of H.M. Shellabarger – includes three bath rooms – basement also have coal rooms, boiler and furnace rooms, toilet rooms, store rooms – elevator at east end – banking room on first story – toilets – tile floors – four teller windows – private offices on north side – vault at east end – 18' ceiling on first story – mezzanine on the west, north, and east – committee rooms on north mezzanine – three upper stories – offices – 16-20 total – arranged to meet needs of tenants – steam heat and electric lights – "will be the finest bank and office building to be found in a town of this size in Iowa" – tallest building in town – first building to use a steel frame – work to tear down old building will start when plans finalized and contract let – standing here for over 60 years

"Bank Building was Built about 1857," *Evening Journal*, May 8, 1912, 3 – old Farmers and Merchants bank building is rapidly being demolished – done by May 20 – one of first brick buildings in Washington – two or three others built around same time still standing – Robert Martin – Jonathan Black – dry goods store here

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“Contract is Signed for Bank Building,” *Evening Journal*, May 23, 1912, 3 – Harry J. Bishop of Cedar Rapids – general contract – to be complete by November 15 – not heating and plumbing or elevator – excavating will begin immediately – around \$40,000 for construction – mottled gray pressed brick – artificial stone trimmings – four stories – first story with mezzanine – three upper stories for offices – George H. Paul to occupy full second story – others also committed

June 5, 1902 – Farmers and Merchants State Bank of Washington organized - \$50,000 capital – 57 shareholders - Chas. Ohngemach, president; David McLaughlin, vice president; H. E. McCollum, Sam Thompson, J. C. F. Wead, J. T. Matthews, S. W. Brookhart, E. G. Wilson, S. A. White, cashier – rest directors – business started on August 20, 1902 (Burrell 1909, Vol. 1: 374)

1912 construction – finished or started – Methodist church - \$80,000, Farmers & Merchants State Bank - \$65,000, county hospital – \$31,000, Sidney S. Smith & Co garage - \$30,000, Washington National Bank - \$18,000, annex for Baptist Church – \$8,500 – over \$100,000 on new dwellings in Washington – “The public square was long since solidly built up with substantial buildings, with fine display front” – great potential for residential construction this year also (“Building in 1912,” *Evening Journal*, April 26, 1913, 1)

April 26, 1913 – *Evening Journal* – 20th anniversary edition - page 14 – ad – Farmers and Merchants State Bank – S.A. White, president; Samuel Thompson, vice president; R.L. Coulter, cashier – new building under construction – photo – ladies rest room to right of main entrance – fireproof building

The Farmers and Merchants State Bank is listed here at 100 N. Iowa in ads through the 1910s and into the early 1920s. However, the bank did not prove successful in the long term. The receiver for the bank sold the building (S 44' (1/3) of Lot 5) to attorney Marsh Bailey on December 11, 1924. The 1926 city directory lists the bank operating at 112 1/2 E. Main Street. The building became known as the Bailey Building.

The 1926 city directory lists the Washington National Bank as the major tenant at 102 N. Iowa Ave. Interestingly, this bank was organized in 1871 from the original Farmers and Merchants Bank in Washington. They were located for many years to the south at 100 S. Iowa Ave, with an \$18,000 construction project resulting in a new facade in 1912 as well. An ad with a photo of the new building appeared on page 24 of the April 26 newspaper, and officers at this time were A.H. Wallace, president; William A. Cook, vice president; and W.F. Wilson, cashier. By 1926, Washington National Bank moved across the street to the former four-story F&M bank at 102 N. Iowa, and officers were C.C. Cunningham, president; M.W. Bailey, vice president; W.A. Anderson, vice president; H.B. Knight, cashier. The property at 100 S. Iowa Ave was transferred to C.C. Wilson, trustee, in February 1926, likely associated with this move.

25th anniversary edition, *Evening Journal*, April 3, 1926, page 50 – Washington National Bank – founded in 1871 – Dr. A.W. Chilcote – 1926 – C.C. Cunningham, president; M.W. Bailey, vice president; W.A. Anderson, vice president; H.B. Knight, cashier – photo of five story bank building on northeast corner

A bank continued to operate here, with the name shifting to National Bank of Washington by 1936. The building transferred from Mary E. Bailey et al to Willa F. Freshwaters in May 1946. The bank continued to be listed at 102 N. Iowa Avenue through the 1950s. In 1964, the National Bank of Washington was

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then listed at 102 E. Main. This appears to indicate the storefront remodel complete, which incorporated the one-story building to the north at 104-106-108 N. Iowa into the bank.

Evening Journal – Washington County Centennial Celebration – July 1936 - page 37 – National Bank of Washington – photos of interior – Winfield Smouse, president; C.E. Negus, vp and cashier

Evening Journal – Centennial Celebration – August 1939 - page 35 – National Bank of Washington – R.E. Dougherty, president; Frank C. Crone, executive vice president; Fred L. Stewart, vice president; E.F. Milck, cashier; C.P. Weldin, assistant cashier

Washington Evening Journal, 60th Anniversary Edition, February 27, 1953, page 12 – history of banks – Washington State Bank – National Bank of Washington – combined total deposits of \$6.5 million – only \$3 million ten years ago

Bicentennial Edition, *Evening Journal*, July 1, 1976, page 64-65 – National Bank of Washington – start with Winfield Smouse, president – C.E. Negus – vice president and cashier – F.D.I.C. – photos of interior and exterior – other staff

Souvenir History of Washington, Iowa 1989: page 17 – National Bank of Washington – built bank in 1976 at S. Iowa and E. Jefferson

Souvenir History of Washington, Iowa 1989: 3 – Washington Federal Savings and Loan moved to vacated National Bank of Washington when bank moved to new building on S. Iowa Ave

A building permit was issued on December 23, 1963 to National Bank of Washington to remodel outside. Architects plan has no name or date; shows face brick on facade, new windows and new doors. A building permit was issued on March 16, 1963 for 106 N Iowa, owner Tina Dill, to put a new brick front on the apartment building (old brick will be removed and new cement block front will be built). In 1978 it became the home of Washington Federal Savings and Loan. A band was added across the previous brick remodel of the storefront, and the brick was continued further north on the west side. In 2003, the owners remained the same, however, the name changed to Federation Bank.

The basement began as the Shellabarger Barber Shop, who had operated at 106 N. Iowa in the former building to the north. By 1935, he moved to 110 S. Iowa, and the Beauty Nook was listed here. They continued here in the 1940s. By 1952, it was Maybelle's Beauty Salon, and it was Vogue Beauty Salon by 1956.

The upper floors originally housed offices. The 1935 city directory lists fifteen tenants in the upper stories including six doctors' offices. By 1940 the offices were replaced by the Hotel Washington. The hotel was accessed by the east entrance (104) on E. Main.

Washington Evening Journal, 60th Anniversary Edition, February 27, 1953, page 13 – “Local Hotels are Asset to City” - hotels in Washington – currently three hotels – Hotel Washington – E.H. Nugent – occupies tallest building in Washington – 36 rooms – bought business in National Bank building from H.B. Sowden in October 1951 – hotel started in 1937 (104 E. Main) – also Travelers Hotel and Hotel Grand

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Bicentennial Edition, *Evening Journal*, July 1, 1976, page 98 – “Hotels, motels have good year” – Hotel Washington – 104 E. Main – over National Bank of Washington – organized in 1936 – owned and managed by Mrs. D.D. DeLa – 33 rooms on four floors (2-5) – busiest in weekdays – four nights full in summer

The Hotel Washington later became a residence hotel until 1978. The upper floors were renovated and returned to office spaces in 2002.

Additional stores were located along N. Iowa Ave on the middle 44' of Lot 5, in a building later incorporated into the bank building. This portion of the lot continued with separate ownership from the 1910s to 1940s, with the one-story building built here by Clarence Hollingsworth around the time that the bank was built in 1912. The 1917 Sanborn map shows three storefronts - barber (104), restaurant (104 1/2), and cigars (106). The 1931 Sanborn map shows them renumbered as 104, 106, and 108 N. Iowa. City directories list the Burriss & Clancy Lunch Room at 104 N. Iowa in 1910. The Kaybee Store (clothing) was then here in the 1930s - 104 N. Iowa - first door north of National Bank. L & L Barber Shop was listed here in 1941, followed by Fashion Cleaners in 1952 and Silver Inn restaurant in 1956. The Rainbow Inn tavern was then listed at 104 N. Iowa in the 1964 city directory. Casey's Cafe was listed in the middle store at 106 N. Iowa in the 1926, 1932, 1935, and 1941 city directories. It then became Lysle's Cafe by 1952. In 1956, High Compression Products is listed at 106 N. Iowa. In 1926, the Greenfield Lunch Room was listed at 108 N. Iowa. Simmerings Cafe was here per the 1941 city directory. Powers Inn restaurant was then here in the 1950s. The storefront remodel for National Bank of Washington appears to have been complete by this date, with the address shifting from 102 N. Iowa to 102 E. Main. The 1971 photograph, however, continues to show a separate building, with a restaurant at 104-106 N. Iowa. The current brick was applied at a later date with a later storefront remodel for the bank.

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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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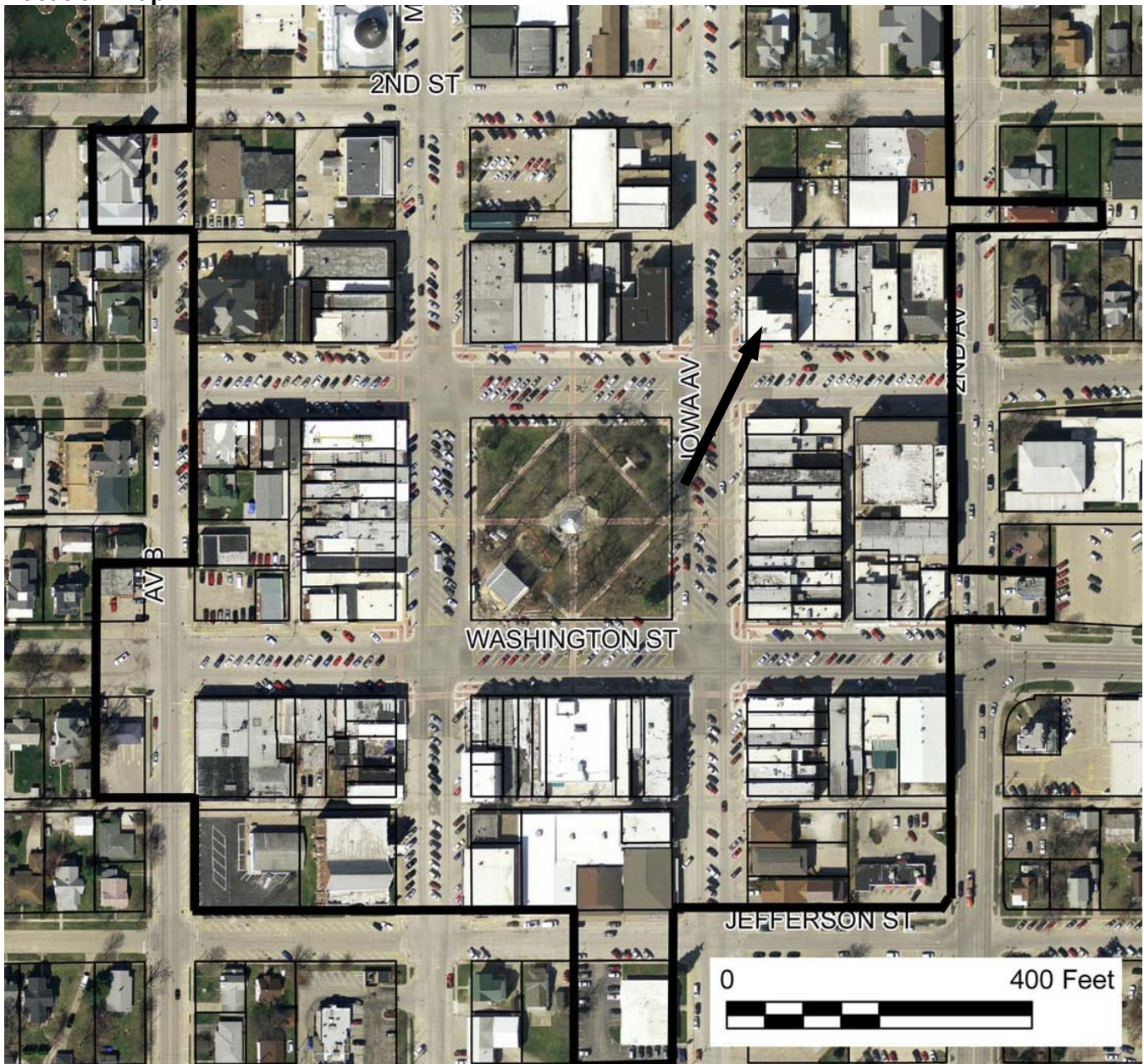
102-104 E. Main

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Washington

City

Location map



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

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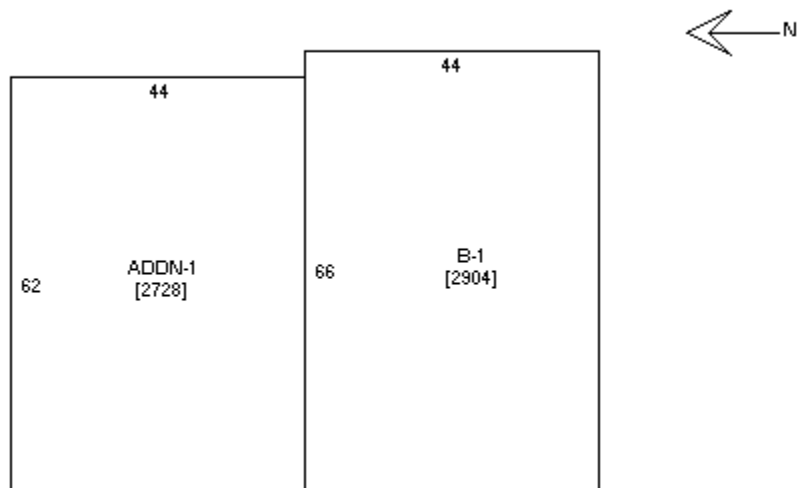
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Building plan (from assessor's website)



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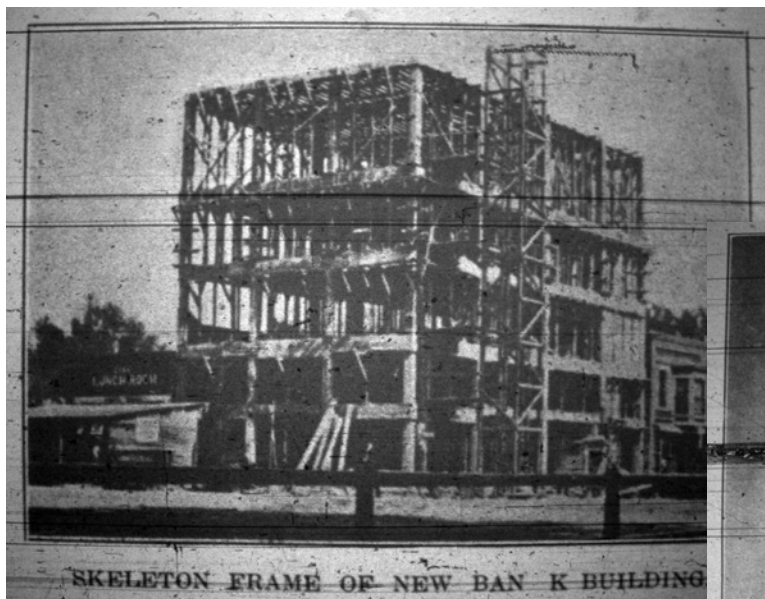
102-104 E. Main

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Historic images



Building under construction and design of building in April 1913
Evening Journal, April 26, 1913, p4

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Building around 1915 (Patterson collection).

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Photograph of building in 1930s (Patterson collection).

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

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

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Digital photographs



Photograph 92-00548-001 - West and south elevations, looking northeast (McCarley, September 20, 2011).

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Photograph 92-00548-002 - Detail on west elevation, looking northeast (McCarley, September 20, 2011).

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Photograph 92-00548-003 - North and west elevations, looking southeast (McCarley, September 20, 2011).