

Site Inventory Form

State Historical Society of Iowa

(November 2005)

State Inventory No. 92-00664

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 Pennsylvania House

other names/site number Downtown Survey Map # DT- 085

2. Location

street & number 306 N. 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) 4 Lot(s) D

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:

If Eligible Property, enter number of:
Contributing Noncontributing

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

01D02 Domestic / hotel

Current Functions (Enter categories from instructions)

01B02 Multiple Dwelling / apartment building

7. Description

Architectural Classification (Enter categories from instructions)

09F05 Commercial: Brick Front

Materials (Enter categories from instructions)

foundation 04C Limestone

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 306 N. Marion Avenue
City Washington

Site Number 92-00664
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 1876 check if circa or estimated date
Other dates, including renovation _____

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 March 29, 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>Pennsylvania House</u>	<u>Washington</u>
Name of Property	County
<u>306 N. 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 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.

Pennsylvania House (hotel) - 306 N. Marion Avenue - State #92-00664 - Map #55 ~ 1 contributing building (A and C) - 1876 - Italianate

Historic information:

1876 - Pennsylvania House built, operated by Lorenz Benz - located immediately north of city limits to have saloon in hotel

1876-c.1905 - Pennsylvania House (Lorenz Benz)

c.1905-1912 - Benz Hotel; 1913-c.1928 - Hotel Stuart

1928-1938 - The Annex Hotel (or Colenso Hotel Annex - main hotel at 102 W. Main)

1939-1960s - Hotel Grand (or Grand Hotel)

1966-1980s - Grand Apartments

2012 - apartments

Architectural information:

Height: 3 story

Walls: brick

Storefront: -

Windows: 1/1 windows (replaced)

Architectural details: brick pilasters, cornice, dentils, and window hoods

Architect/Builder: -

Modifications: Historic: -; Non-historic: 1970s - converted to apartment - replaced windows, added entry vestibule

7. Narrative Description

This is a three story Italianate brick building located on the northeast corner of the intersection of N. Marion and 3rd Street. All sides of the building are visible, as it was built as a hotel and stood as the north edge of downtown commercial development for decades. The original facade faces west. There are brick pilasters at each corner of the building, and another brick pilaster in the middle of the facade. There is a decorative brick cornice across the top of the facade, which is also seen on all other elevations. The original second and third story window openings with stone sills and decorative brick hoods with shoulders and keystones continue to define the character of the building, despite the window replacements and portion infill. The north half of each upper story has two windows, and the south half has a set of narrow paired windows and a single window. The first story has a one-story front entry vestibule addition clad in aluminum siding. Sanborn maps show a one-story porch across the facade through 1931, and this enclosed section appears in a 1936 photograph and on the 1943 Sanborn map. The entry is located under a small roof on the south side of this addition, and a transom

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window extends across the entry and adjacent double-hung window. There are two double-hung windows on the west side, and no openings on the north side of the addition.

The south elevation faces 3rd Street and is visible as one travels north on N. Marion from downtown. It has regularly spaced windows on all three stories. The first story has four windows and a side entry, while the second and third stories have five windows. The openings retain their original stone sills and decorative brick window hoods with shoulders and keystones. The window are infilled with plywood at the top with a smaller double-hung window at the bottom. Likewise, the entry has the same hood detail as the windows, and the transom area has been filled with plywood above a modern door. As noted previously, the decorative cornice continues across the parapet on the south side.

The north elevation has a similar five-bay design as the south elevation, with an exterior brick chimney and side two-story brick section. The brick chimney extends between the front second and third bays. The first story of the north side of the main three-story building, from front (west) to rear, has an original window opening, an added double-hung window, a side entry in original hooded opening, and two original window openings on the east side of the chimney. The second story has two original double-hung window openings on either side of the chimney. The fifth bay on both stories is covered by the side section. The third story has five original window openings. The windows retain their original stone sills and decorative brick window hoods with shoulders (no keystones on this side), though infilled with plywood at the top with a smaller double-hung window at the bottom. The two-story side wing has brick window and entry hoods identical to this side of the main building. The first story of the west side has an entry and double-hung window, and the second story has a double-hung window. These openings are likewise infilled with plywood at the top and replacement windows at the bottom. The north side of the side wing has two windows with the same details as the west side.

The east (rear) elevation has two sections: the main three-story building and the two story side wing. The main building has four original window openings on the second and third stories. They retain stone sills and brick window hoods with shoulders identical to the north side (no keystones). A metal fire escape extends along the building to the south, from the third window of the second story and fourth window on the third story. The first story also has four original window openings, with three double hung windows with plywood infill and hoods and the fourth window covered completely in plywood. The rear of the two-story side wing has two original window openings with the same details as the west and north sides of the wing.

8. Narrative Statement of Significance

The Pennsylvania House appears to contribute historically and architecturally to the Washington Downtown Historic District. Though some alterations have been made, the overall form, style, and brick details of the original building are clearly visible. A hotel operated in this building longer than any other hotel in a building in Washington.

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The property was outside the city limits of Washington when it was transferred from James Clyde to Lorenz Benz on Feb. 18, 1876. The *Washington Press* notes, "L. Bence (sic) has bought for \$1,100 the lot (with buildings) where the planing mills stand, near Hale's mills, and will put up a brick hotel, 40x50." Within a week, Peter and Mary Agnes Tondre transferred additional land to Lorenz Benz which seems to give him title to a parcel of land from the city limits to the rail road tracks. The building is sited farther from the street than neighboring buildings, and is just across the street from the original plat of Washington. At this time, prohibition was a hot topic in Washington. Later history states that Lorenz Benz chose this location on N. Marion across from the town limits so that he was permitted to have a saloon in his hotel. His business proved to be very successful ("Washington had a Tavern near Outset of its Career; Many Hotels Since Then," Centennial Celebration, *Evening Journal*, August 1939, 28; Fisher 1978: 118). The Pennsylvania House operated here for several decades. The 1897 and 1902 Sanborn maps show the three-story Pennsylvania House here. The 1909 Sanborn map and the 1910 city directory then list it as the Benz Hotel.

Agnes Benz, wid. sells the property to George Paul in May of 1912, and Paul sells it to W.S. Eldridge and R.A. Godfrey in Feb of 1913. Eldridge sells his share to Ralph M. Smith on June 4, 1913, and Eldridge sells his share to R. A. Stuart on June 27, 1913. The 1926 city directory continues to list the Stuart Hotel here.

The hotel is listed on the 1931 Sanborn map as Colenso Hotel Annex. The Colenso Hotel was located on the northeast corner of the square (102 W. Main). The Colenso Hotel, and thus annex, was closed by Ray Tracy in 1938.

Evening Journal – Washington County Centennial Celebration – July 1936 - page 85 – The Annex Hotel – started as Pennsylvania House in 1876 – bought by F.W. Welt in March 1928 – Mrs. Welt continue after his death – remodeled and redecorated – assist by son-in-law Harry B. Sowden – manager and daughter – baths, free parking

The old annex was sold to Ezra Nelson in July 1938, and he briefly operated the Nelson Hotel here. It was then sold to Ray Box, who opened the Hotel Grand. It was the Hotel Grand in 1939 ("Washington had a Tavern near Outset of its Career; Many Hotels Since Then," Centennial Celebration, *Evening Journal*, August 1939, 28). The 1956 telephone book lists the Grand Hotel at 306-308 N. Marion, and it remains the Grand Hotel in the 1964 city directory. The hotel then closed with competition from two new hotels in town.

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 – 104 E. Main – Travelers Hotel – ample parking – Hotel Grand – 28 rooms – three story occupied by long term guests – overnight on first and second story – William Toomey – one block north of post office (306 N. Marion) - all hotels near capacity

Bicentennial Edition, *Evening Journal*, July 1, 1976 - page 98 – "Hotels, motels have good year" – Chau-Tau Motel – west on old highway 92 – built in 1948 – Hotel Washington – 104 E. Main – organized in 1936 – Rose Motel – ½ mile south of Washington – built in 1959 – swimming pool

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The 1966 city directory lists the Grand Apartments here. It is currently an apartment building.

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.

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

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Location map



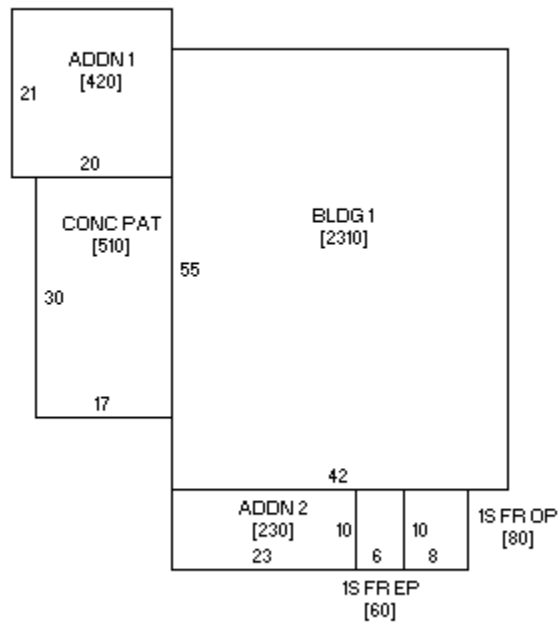
2009 aerial photograph (Washington County) – line indicates survey/research area boundary

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Building plan (from assessor's website)



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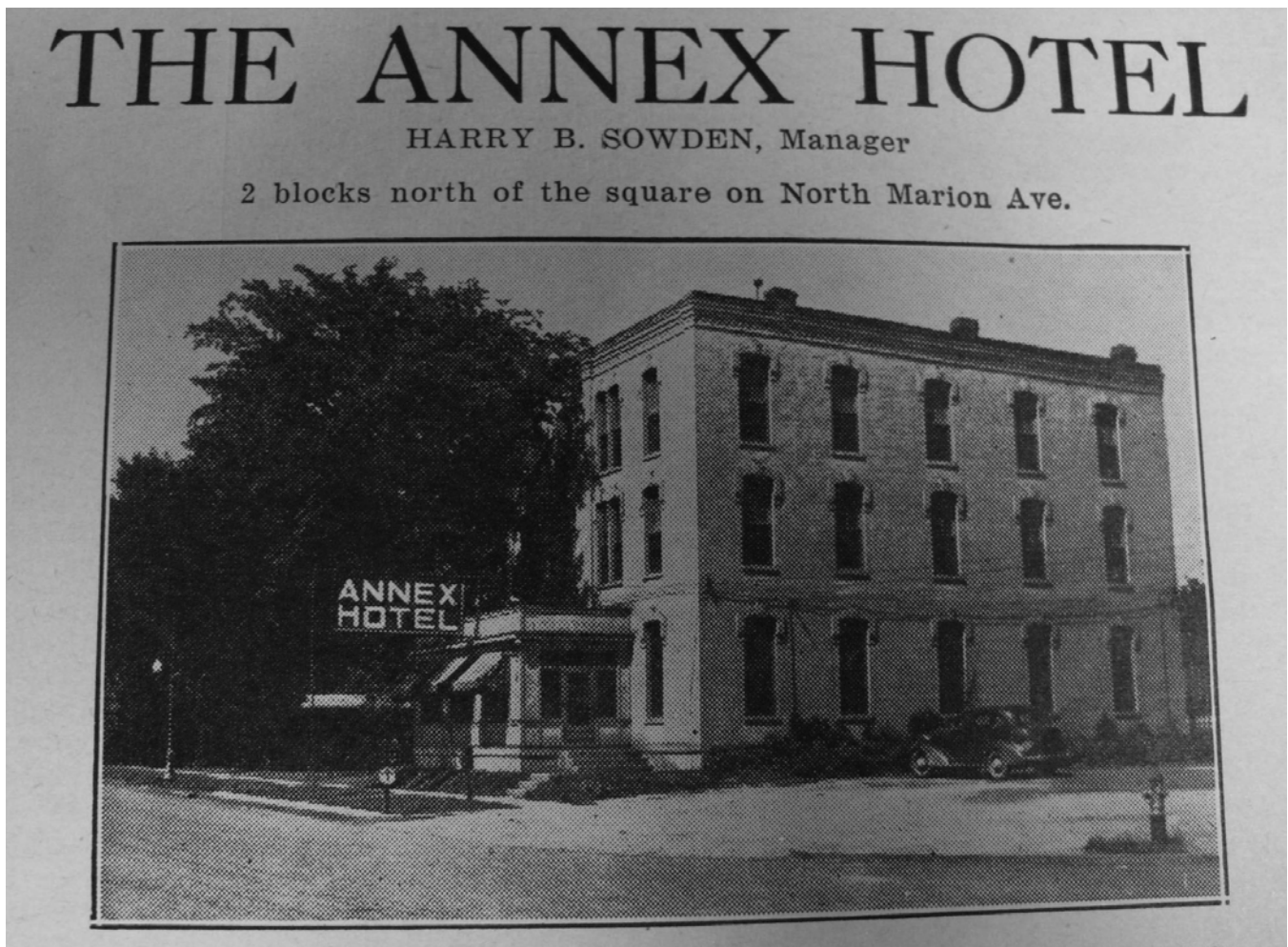
306 N. Marion Avenue

Washington

Address

City

Historic images



Evening Journal, July 1936 centennial edition, p85

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Digital photographs



Photograph 92-00664-001 - West and south elevations, looking northeast (McCarley, September 20, 2011)

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Photograph 92-00664-002 - South elevation, looking northwest (McCarley, September 20, 2011)

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Photograph 92-00664-003 - North and west elevations, looking southeast (McCarley, September 20, 2011)