

Site Inventory Form

State Historical Society of Iowa

(November 2005)

State Inventory No. 92-00502

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 Crawford Block

other names/site number Downtown Survey Map # DT- 045

2. Location

street & number 115-117 North Iowa

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) _____ Lot(s) 01 08 OP S56 ft

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)

03A04 Fraternal organization hall, 01D Hotel,

02E09 Beauty shop (north)

02A05 newspaper, 02G04 tavern, 02E11 grocery

70 Vacant (south and upper stories)

02E Specialty shops: harness, music, tin shop

7. Description

Architectural Classification (Enter categories from instructions)

Materials (Enter categories from instructions)

05B Italianate

foundation 04 Stone

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

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 115-117 North Iowa
City Washington

Site Number 92-00502
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 1879-80 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 Michael Kramme Rebecca L. McCarley, consultant, Davenport
organization Washington Historic Preservation Commission date May 24, 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

Page 1

<u>Crawford Block</u> Name of Property	<u>Washington</u> County
<u>115-117 North Iowa</u> Address	<u>Washington</u> 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.

Crawford Block - 115-117 N. Iowa Avenue - State #92-00502 - Map #43 ~ 1 contributing building (A) - c.1879-80 - Italianate

Historic information:

1879 - property bought by Oliver Crawford - then appears to have built building - additional hotel rooms on 2nd and 3rd story connected to Bryson House to south by 5-1880

2nd/3rd story - hotel rooms for Bryson House in 1880s-1890s, then for Colenso Hotel in 1900s

2nd/3rd story - 1905 - building bought by I.O.O.F. Lodge No. 101 - hall on 3rd by 1909 map - then indicated on both in 1920s-1960s

115: 1885 - post office, 1892 - vacant, 1897 - carpentry, 1902 - flour & Feed, 1909 - harness shop, 1910 - Starr Harness, 1917 - harness, 1926 - Tooman Harness, 1935 - Joe's Tavern, 1937-1940s - Orcutt's Piggly Wiggly, 1949 - Fuhr & Cochran Piggly Wiggly

117: c.1880-c.1906 - Washington Gazette? - newspaper and job printing; 1910 - Chilcote Music Store

117: 1912 - Al Roe & Son (Floyd) start tin shop here; 1917 - tin shop; 1920s - renumbered to 119; plumbing and heating; 1936 - Al Roe and Son - grandson Bob joined; 1946-1963 - Roe's Tin Shop (117-119) - operated by Bob Roe (moved in 1963 to 114 N. Iowa)

2012 - vacant (115, upper), Hair Graphic Studio (117)

Architectural information:

Height: 3 story

Walls: brick

Storefront: central entry to upper stories, storefront on either side

Windows: arch windows - covered

Architectural details: window hoods, cornice with brackets

Architect/Builder: -

Modifications: Historic: -; Non-historic: 1960s - storefront remodelings, 1985 - arch connection to south removed

7. Narrative Description

The building is a three-story, brick Italianate style structure. The primary façade (east) faces N. Iowa Avenue. The east façade is capped with an ornate bracketed cornice. The second and third floors have a brick front, with four brick pilasters connected by a frieze dividing the space into three bays. The two side bays are more than twice as wide as the center bay. Each bay has two arch windows on each story. The windows in the center bay are narrower and much closer together. The windows have elaborately decorated arch hoods with keystones and stone sills. The original main windows were four-over-four-light double-hung windows, and the 1971 photograph shows these windows and later one-over-one-light double-hung windows on the third story of the south bay. The narrow center windows

Iowa Site Inventory Form Continuation Sheet

Page 2

<u>Crawford Block</u>	<u>Washington</u>
Name of Property	County
<u>115-117 North Iowa</u>	<u>Washington</u>
Address	City

were one-over-one-light double-hung windows as well. The windows are currently boarded up, but it is believed that the original windows remain under the covering. The storefronts on the first story have been remodeled at various points, but the first story retains its decorative cornice with dentils and end brackets. The center arch entry leads to the upper stories, which had additional hotel rooms for the Bryson House to the south originally. After an arsonist set fire to the stairs, the entrance was boarded up. The south storefront is clad in wood paneling, with a deeply recessed entry at the left and a small six-light window. The north storefront was likely remodeled in the 1960s, with tan brick, a central entry and two large windows (smaller than storefront windows) on either side. For many years there was an arched passageway connecting with the hotel (Bryson House, Allen hotel, Hotel Colenso) to the south. This was removed in 1985 along with the rear section of the hotel building at 100-104 W. Main Street.

8. Narrative Statement of Significance

The Crawford Block appears to contribute historically to the Washington Downtown Historic District. The overall form and Italianate details of this block remain intact, despite the covering of the windows and modifications on the south side along the alley.

George McAdams sold this portion of Lot 1 (south 56 by 66 feet) to C.W. Baker on December 11, 1869. Baker then sold the property to the Newton Wagon Company on February 5, 1875. The Newton Wagon Company sold the property to Oliver Crawford on January 27, 1879. Oliver Crawford as a director of the First National Bank in 1880. It is likely that this building was then constructed in 1879. The property transferred from Oliver to Naomi Crawford on October 3, 1887, along with a 22 by 56 part of the southwest corner of Lot 2.

The 1885 Sanborn map shows the three-story 56 by 66 foot building on the south part of Lot 1. The post office was in the south storefront and printing was in the north storefront. A central hall on the first story had stairs to the upper stories. A bridge connected the second story to the Bryson House (hotel, built in 1867) to the south on Main Street, and the second and third stories are used for hotel rooms. Interestingly, 14 additional hotel rooms were added to the north of Bryson House, completed in May 1880, but it is unclear if that is referencing this building or an addition on the rear of the Bryson House itself. Burrell does note that Col. Bell and G. G. Rodman served as postmasters when the post office was in the first room north of the alley in the rear of Hotel Colenso (name of hotel after 1900) (Burrell 1909, Vol. 1: 527).

The same hall and upper story hotel rooms are noted on the 1892 map, with the south storefront vacant and printing in the north storefront. The south storefront (115) is a pump and carpentry shop in 1897, with steam printing continuing in the north storefront (117). On the 1902 map, the bridge, central hall with stairs, and hotel rooms continue on the upper story of 117, with flour and feed in the storefront. Printing is still the use on the 1902 map for 117. It has not been identified if it was the newspaper office of the *Washington Gazette* or the *Washington Democrat* that was located here. The *Washington Press*

Iowa Site Inventory Form Continuation Sheet

Page 3

<u>Crawford Block</u>	<u>Washington</u>
Name of Property	County
<u>115-117 North Iowa</u>	<u>Washington</u>
Address	City

had their office at 105 N. Marion in this period. It is thought to have been the office of the *Gazette*. The *Gazette* was launched in 1868 and went through a handful of owners/editors in the first decade. In 1887, it was sold to the Gazette Printing Company, with partners L.H. Gowdy and Alexander Story. Story bought out Gowdy in April 1880 and continued as editor and publisher, with the newspaper leaning towards Republican. In 1905, they were printing both a daily and weekly newspaper, unlike the other three local newspapers. The *Gazette* was bought by Orville Elder and combined with his *Evening Journal* in 1906 (*Washington Evening Journal*, 60th Anniversary Edition, February 27, 1953; *Portrait and Biographical Album of Washington County 1887*: 659). This date aligns with printing here through the 1902 map and gone by the 1909 map. The *Democrat* moved into the former *Press* office in the 1910s.

Oliver Crawford and wife sold part of Lots 1 and 2 to N.A. Crawford on November 5, 1903 (passing through P. Maxwell). N.A. Crawford and husband transferred the property to the I.O.O.F. Lodge No. 101 on March 29, 1905. The 1909 county history indicates that the Odd Fellows - I.O.O.F. - Washington Covenant Lodge No. 101 - was organized on January 1, 1856. They were in a building on the west side of the square that burned, and they moved to the third story of Blair's building at the southeast corner of the square (122 S. Iowa) by 1880. They then bought Crawford Block for \$6,250. In 1909, they had 85 members (Burrell 1909, Vol 1: 357).

The 1909 Sanborn map shows a harness shop in 115, and phonographs in 117. Hotel rooms (with the bridge) are indicated on the 2nd story only, and the third story appears to have been converted to the I.O.O.F. hall. By the 1917 map, no hotel room were indicated, with I.O.O.F. Hall noted for the upper stories. A harness shop was located in 115 (numbered as 113), and a tin shop was found in 117. The west bridge is no longer indicated between the two buildings, though the second-third story connection over the alley on the east end of the south elevation remains intact.

The 1910 city directory lists Starr Harness at 113 N. Iowa. By the 1926 directory, Tooman Harness was listed at 115 N. Iowa. Joe's Tavern is here in the 1935 directory. Orcutt's Piggly Wiggly held their grand opening in May 1937, and Washington Fish Market is listed at 115 in a later May 1937 ad. Orcutt's Piggly Wiggly is listed here in the 1941 directory. By 1949, it is Fuhr & Cochran Piggly Wiggly, and simply the Piggly Wiggly is here in the 1952 directory.

The 1931 and 1943 Sanborn maps continued to indicate the I.O.O.F. hall on the upper stories. The south storefront, numbered as 113 and 115, was a store, with a tin shop noted in 117. The Modern Woodmen of America hall is also listed at 115 1/2 N. Iowa in the 1935 directory. The Odd Fellow Hall is listed at 117 1/2 N. Iowa in 1932, 1935, 1952, 1956, and 1964.

The 1910 city directory lists Chilcote Music Store, with phonographs and records, at 117 N. Iowa. Al Roe & Son (Floyd) opened their tin shop here in 1912. By the 1920s, with 113 renumbered to 115, then center entry to the upper stories appears to have been listed as 117 with this north storefront as 119. Al Roe & Son Tin Shop is listed at 119 N. Iowa in the north storefront in 1926 and 1932. Carson Plumbing

Iowa Site Inventory Form Continuation Sheet

Page 4

<u>Crawford Block</u>	<u>Washington</u>
Name of Property	County
<u>115-117 North Iowa</u>	<u>Washington</u>
Address	City

& Heating and Roe Heating is listed at 117-119 N. Iowa in 1935. By 1936, Al Roe and son Floyd offered tin work as well as furnace and air conditioning work. In 1941, Al Roe & Son is listed at 117 N. Iowa. The 1943 Sanborn map indicates a restaurant in 119 (121) to the north, with the tin shop here at 117 (119). Floyd's son Bob took over the business in 1946. In 1949, it has become Bob Roe's Tin Shop, and then simply Roe's Tin Shop in 1952 and 1956, listed again as 119 N. Iowa. In 1963, they moved across the street to 114 N. Iowa.

25th anniversary edition, *Evening Journal*, April 3, 1926, page 43 (K) – Al Roe – tinner for 50 years – to Washington in 1892 – assist Schneider Brothers – hardware and grocery store – where Iowa Southern Utilities office is located – four years – then worked for George W. Stewart for 16 years (1896-1912) – opened own shop ten years ago – Al Roe & Son – son Floyd in business with father – operated radiator repair department of shop – expert

Evening Journal – Washington County Centennial Celebration – July 1936 - page 11 – Al Roe & Son – 119 N. Iowa – 60 years in tinner's trade – to Washington in 1892 – same history as earlier edition – open own shop in December 1912 – Floyd Roe is son – learned from father – furnaces, air conditioning, sheet metal work

Evening Journal – Centennial Celebration – August 1939 - page 53 – Al Roe & Son – Al Roe started in tinner trade in 1876 – business established in 1912 – three generations in business – Al (63 years), Floyd (32 years), and Bob (4 years)

Washington Evening Journal, 60th Anniversary Edition, February 27, 1953 - page 16 – “Bob Roe Operates Tin, Heating Shop” – Roe family in present location on N. Iowa since May 1912 – Al Roe and son Floyd move here – building north of Fuhr & Cochran grocery – Bob took over in 1946

Bicentennial Edition, *Evening Journal*, July 1, 1976, page 75 – Bob Roe Heating and Hardware – 114 N. Iowa – Al Roe to Washington in 1862 – shop with son Floyd Roe in 1912 – Al Roe and Son – grandson Bob started in 1936 – took over business in 1946 – 30 years in business – bought Stewart Hardware building in 1963 and moved business there – still there

A permit was issued for a brick & glass storefront remodel on Feb. 14, 1968 for the 115 address. The 1971 photograph of the property shows the building with the second-third story connection arching over the alley on the east portion of the south elevation to the rear/north of the old Bryson House still intact. The detailing on this section matches the detailing of the building at 115-117 N. Iowa, further supporting the theory that this is the building with the additional hotel rooms for the Bryson House completed in May 1880. At this time D&V Fashion Fabrics was located at 115, I.O.O.F. sign appears over the central entry to the upper stories, and Singer Sewing Machines were sold at 117. The brick walkway portion over the alley, along with the north rear addition of the hotel building to the south, were demolished around 1985 when the rear wall of the hotel addition began to buckle.

Currently, the south storefront (115) is vacant, and Hair Graphics Studio operates in 117. The upper stories have been vacant for many years.

Iowa Site Inventory Form Continuation Sheet

Page 5

<u>Crawford Block</u> Name of Property	<u>Washington</u> County
<u>115-117 North Iowa</u> Address	<u>Washington</u> City

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.

Wagner, William (Des Moines architect). Photographs taken of downtown Washington in 1971. In collection of Washington Historical Society, Washington, Iowa.

Iowa Site Inventory Form Continuation Sheet

Page 6

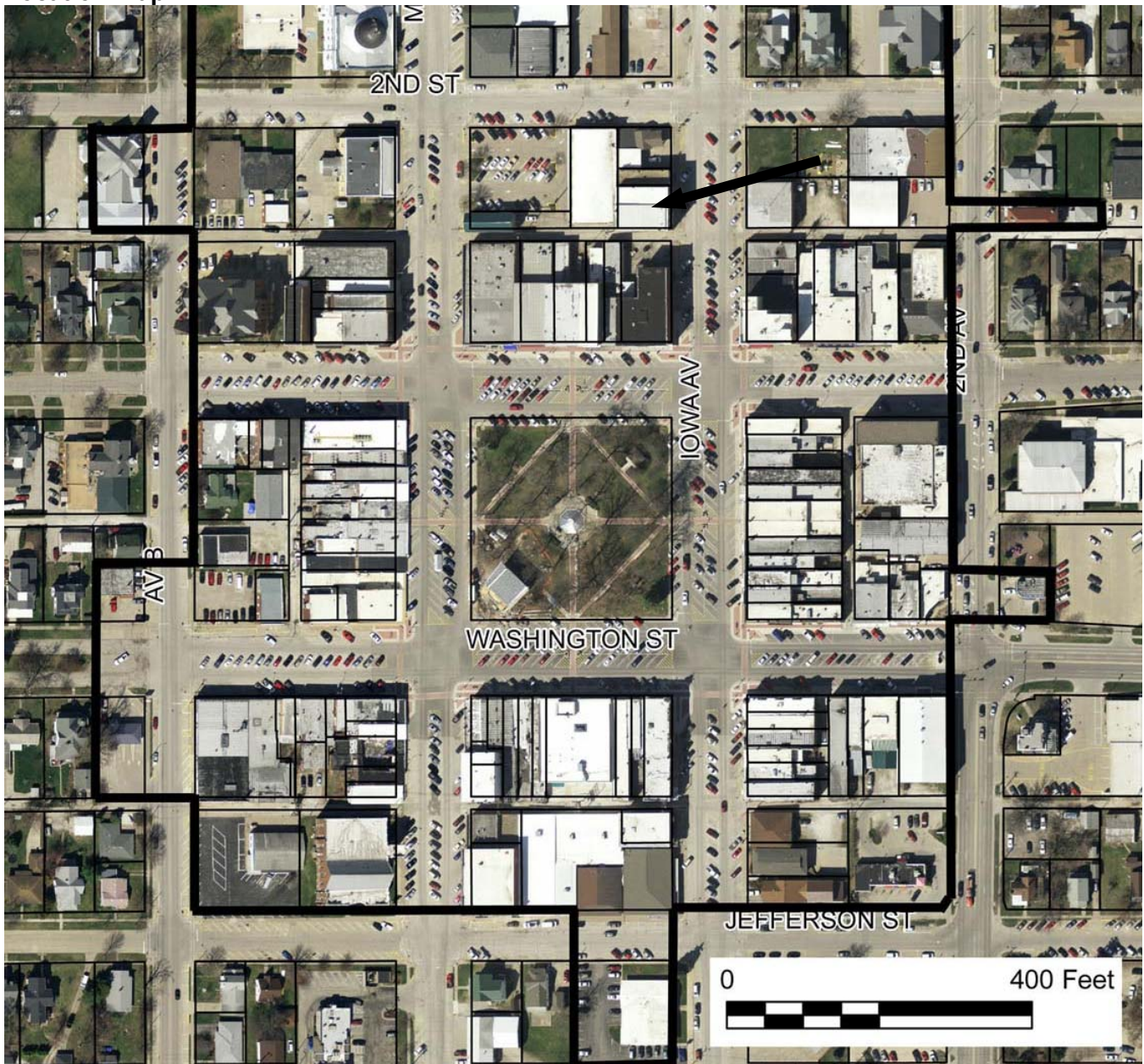
Crawford Block
Name of Property

Washington
County

115-117 North Iowa
Address

Washington
City

Location map



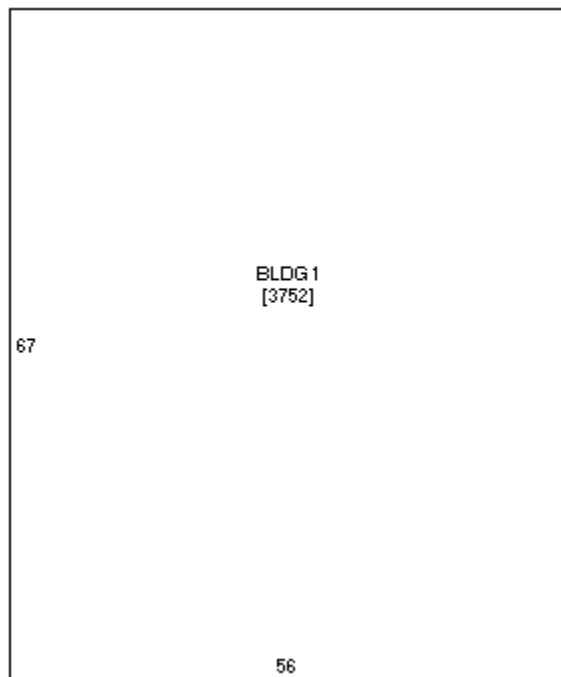
2009 aerial photograph (Washington County) – line indicates survey/research area boundary

Iowa Site Inventory Form Continuation Sheet

Page 7

<u>Crawford Block</u> Name of Property	<u>Washington</u> County
<u>115-117 North Iowa</u> Address	<u>Washington</u> City

Building plan (from assessor's website)



Iowa Site Inventory Form Continuation Sheet

Page 8

Crawford Block
Name of Property

Washington
County

115-117 North Iowa
Address

Washington
City

Historic images



Collage of photographs of the building in 1971 (Wagner 1971)

Iowa Site Inventory Form Continuation Sheet

Page 9

Crawford Block

Washington

Name of Property

County

115-117 North Iowa

Washington

Address

City

Digital photographs



Photograph 92-00502-001 - East elevation, looking northwest (McCarley, September 20, 2011)

Iowa Site Inventory Form
Continuation Sheet

Page 10

Crawford Block
Name of Property

Washington
County

115-117 North Iowa
Address

Washington
City



Photograph 92-00502-002 - East elevation, looking west (McCarley, September 20, 2011)

Iowa Site Inventory Form Continuation Sheet

Page 11

Crawford Block
Name of Property

Washington
County

115-117 North Iowa
Address

Washington
City



Photograph 92-00502-003 - Detail on east elevation, looking west (McCarley, September 20, 2011)

Iowa Site Inventory Form
Continuation Sheet

Page 12

Crawford Block
Name of Property

Washington
County

115-117 North Iowa
Address

Washington
City



Photograph 92-00502-004 - South elevation, looking northwest (McCarley, September 20, 2011)

Iowa Site Inventory Form
Continuation Sheet

Page 13

Crawford Block
Name of Property

Washington
County

115-117 North Iowa
Address

Washington
City



Photograph 92-00502-005 - East and north elevations, looking southwest (McCarley, September 20, 2011)