

Site Inventory Form

State Historical Society of Iowa

(November 2005)

State Inventory No. 92-00559

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 Chalupa Building

other names/site number Downtown Survey Map # DT-017

2. Location

street & number 105 S. 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) 14 Lot(s) Lot 1 – N 20.5' of S 26'

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)

Current Functions (Enter categories from instructions)

02E08 Commerce / specialty store /beauty or barber shop

7. Description

Architectural Classification (Enter categories from instructions)

Materials (Enter categories from instructions)

09F05 Commercial: brick front

foundation _____

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 105 S. Marion Avenue
City Washington

Site Number 92-00559
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)

Significant Dates

Construction date 1992 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 May 10, 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 Department of Cultural Affairs
State Historical Society of Iowa
Iowa Site Inventory Form
Continuation Sheet

Site Number 92-00559
Related District Number 92-00349

Page 1

<u>Chalupa Building</u>	<u>Washington</u>
Name of Property	County
<u>105 S. 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.

Chalupa Building - 105 S. Marion Avenue - State #92-00559 - Map #57 ~ 1 non-contributing building - 1992

Historic information:

(previous building: c.1890s-1920s - The New York Store; 1924 - J.C. Penney opened here, moved next door in 1927; 1935 - Benteco; 1930s-1954 - Thomassen's IGA Food Market / Thomassen Super Valu Store; 1954-1983 - Thomassen Variety Store)
1990s - The Copper Penney (gift shop)
2012 - New Attitude (beauty salon)

Architectural information:

Height: 2 story
Walls: brick veneer on block
Storefront: -
Windows: -
Architectural details: -
Architect/Builder: -
Modifications: 1990 - fire destroyed old building - new constructed after Chalupa bought in 4-1992 - occupied in 11-1992

7. Narrative Description

This is a two story brick commercial building constructed in 1992 after fire destroyed the earlier three-story brick building on this property. The primary entry is on the far left side of the facade (east). The entry door has an oval frosted glass light. The wall from the sidewalk back to the entry door is set at an angle, and has a single light. There is a single light display window centered on the remainder of the first story with a higher than usual sill and brick bulkhead. The second story has one modern window unit at the center of the facade consisting of three vertical lights with a semi circular light above. The brick sill is somewhat lower than the sills of the second story windows on neighboring buildings. The cornice is plain and has not been capped.

Iowa Site Inventory Form Continuation Sheet

Page 2

<u>Chalupa Building</u>	<u>Washington</u>
Name of Property	County
<u>105 S. Marion Avenue</u>	<u>Washington</u>
Address	City

8. Narrative Statement of Significance

The Chalupa Building is non-contributing in the Washington Downtown Historic District due to its recent construction date.

The Sanborn maps show an earlier three-story building which burned in 1990. The New York Store was here from the 1890s to 1920s, followed by J.C. Penney from 1924 to 1937. It then shifted to a grocery store, with Benteco here in 1935 and then Thomassen's IGA Food Market or Super Valu Store operating here into the 1950s. In 1954, the store evolved to Thomassen's Variety Store, remaining here until 1983.

Fire destroyed this building in 1990. The property was transferred to the City of Washington in June 1991, and from the city to Stephen & Judith Chalupa in April 1992. Chalupa, a local contractor, built the existing building on the foundation of the earlier building over the summer of 1992, and the building was occupied in November. The first occupant after construction was The Copper Penney, a gift shop. The property was transferred to Traci Wenger in October 2002. The current occupant is New Attitude, a beauty shop operated by the building owner.

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.

Iowa Site Inventory Form Continuation Sheet

Page 3

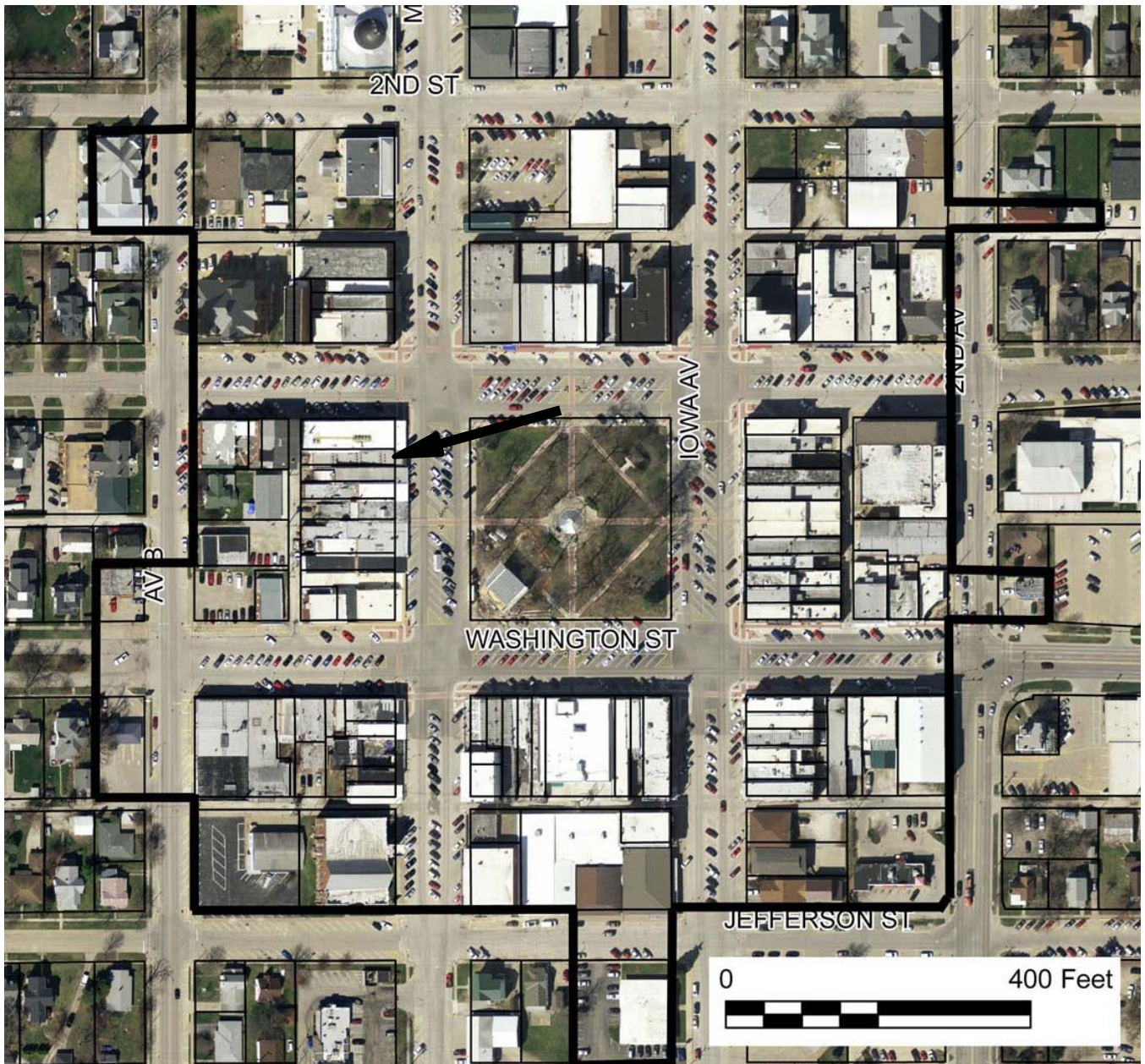
Chalupa Building
Name of Property

Washington
County

105 S. Marion Avenue
Address

Washington
City

Location map



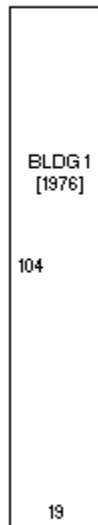
2009 aerial photograph (Washington County) – line indicates survey/research area boundary

Iowa Site Inventory Form Continuation Sheet

Page 4

<u>Chalupa Building</u> Name of Property	<u>Washington</u> County
<u>105 S. Marion Avenue</u> Address	<u>Washington</u> City

Building plan (from assessor's website)



Iowa Site Inventory Form Continuation Sheet

Page 5

Chalupa Building
Name of Property

Washington
County

105 S. Marion Avenue
Address

Washington
City

Digital photographs



Photograph 92-00559-001 - East elevation, looking west (McCarley, September 20, 2011)