

Site Inventory Form

State Historical Society of Iowa

(November 2005)

State Inventory No. 92-00514

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 Keeley Building

other names/site number Downtown Survey Map # DT- 057

2. Location

street & number 114 S. Iowa 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) 12 Lot(s) Lot 6 N 22 ' of S 42'

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)

02E11 Commerce / specialty store / grocery

99 - social services

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 114 S. Iowa Avenue
City Washington

Site Number 92-00514
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

1913 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 2, 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

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<u>Keeley Building</u>	<u>Washington</u>
Name of Property	County
<u>114 S. Iowa 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.

Keeley Building - 114 S. Iowa Avenue - State #92-00514 - Map #77 ~ 1 contributing building (A and C) - c.1913 - early 20th century / late Queen Anne

Historic information:

(built by A.L. Smouse - Smouse's Grocery)

(1890s - bakery; 1900s-c.1910 - East Side Restaurant)

c.1913 - William M. Keeley remodeled façade; 1917 - boots and shoes

1926-1930s - Thompson's Sanitary Market / Thompson Grocery; c.1935-c.1941 - The A&P Tea Co / A&P Store

1950s - Speedway Food Store

1964-1970s - Simmering's Hardware

1989 - The Game Room

2012 - Systems Unlimited

Architectural information:

Height: 2 story

Walls: brick

Storefront: remodeled - center entry with large windows - upper story entry to left

Windows: 1/1 windows

Architectural details: brick detail, center square oriel window

Architect/Builder: -

Modifications: Historic: c.1913 - new façade and oriel window added (or rebuilt); Non-historic: 1999 - remodel (storefront?)

7. Narrative Description

This is a two story tan brick commercial building with a modern store front. It has a central glass/steel entry door, and display windows which go from the sidewalk to the transom area, which is clad in metal. There are two large windows on the right side, and a large window and door on the left side. On the far right side of the storefront, a steel secondary door provides access to the second story. There is a storefront cornice above the transom area. On the second story there is a steel clad oriel window with two fixed windows facing the street, and a narrow fixed window on each side of the oriel window. There is a slight flare to the bulkhead. The roof of the oriel window is rounded and appears to be metal. To the left and right of the oriel window there are single-light windows. Soldier brick that extends partly down each side create a type of window hood for each window. Simple rows of brick extend across the facade above these windows. Above this detail, there is an applied cornice with dentils and two pairs of brackets which are placed above each side of the oriel window. Above this cornice, there are three

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brick rectangles, which have recessed brick within the frame, on the parapet wall. Pilasters extend up both sides of the building to the parapet, capped with stone or concrete.

8. Narrative Statement of Significance

The Keeley Building appears to contribute historically and architecturally to the Washington Downtown Historic District. The facade was remodeled by William M. Keeley around 1913, and the integrity dates to this period.

The property was originally owned by Henry Smouse, who purchased it in April 1867. The 1868 Bird's Eye View drawing of Washington shows a frame building at this location. In February 1875, the property was sold to A.L. Smouse, and an 1877 ad from the Washington Press lists the delicious items at Smouse's Grocery on the east side of the square. Sanborn maps show the building as a restaurant (1885), and a bakery (1892, 1897, 1902, & 1909). Ads (Washington Journal) show the restaurant is operated by Harvey & Warfel in 1897. The property was sold from A.S. Smouse to T.T. Keeley on October 28, 1901. H.E. Keeley (widow) then transferred it to W.M. Keeley on May 5, 1908. to T.T. Keeley in 1908. Hannah E. Keeley and son William M. Keeley (lawyer) lived/worked at 210 W. Washington in this period. It was known as the East Side Restaurant in 1900, 1906, and 1910 when the restaurant owner is Ira Shenefelt (*Washington Journal* ads and 1910 city directory).

Postcard views from the 1890s and early 1900s show an Italianate building with arch windows on the second story, until around the time of the bank remodel on the north corner in 1912-13. Interestingly, a c.1911 view shows the buildings to the north and south remodeled, while this one retained its arch windows. The 1909 Sanborn map shows the building with a height of 25 feet, while it was then 27 feet on the 1917 Sanborn map. This map then also shows the square bay window on the second story. Thus, it appears that after William M. Keeley acquired the building in 1908, he remodeled the facade (or rebuilt the building) around 1913. The work was complete by postcard views that show the bank remodeled (1912-13) at the north corner also complete, as well as complete by the 1917 Sanborn map. The 1917 Sanborn map shows a Boots & Shoes store here.

In the 1926 telephone directory, the occupant is Thompson's Sanitary Market. Thompson Grocery is listed here in the 1932 directory. The (Great) A & P Tea Co. is listed here in 1935, and the A & P Food Store is here in the 1941 city directory. They then moved to the west side of the square.

Evening Journal, April 3, 1926, page 26 – The Sanitary Market – Thompson's Sanitary Market – recently moved to room on east side of square

Evening Journal – Washington County Centennial Celebration – July 1936 - page 93 – A&P Food Stores – the Great Atlantic & Pacific Tea Co – company celebrating 77 years in business

Speedway Food Store is at this address in the 1952 and 1956 telephone directories.

Washington Evening Journal, 60th Anniversary Edition, February 27, 1953, 126 - Woods Speedway – east side of square – long time location of grocery

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In the 1964 city directory, it is vacant. The 1964 map of the square shows it as Simmering's Hardware. S.C. Simmering had previously managed the Coast to Coast for several years. Simmering's was still here in 1971.

By 1989, Simmering's had become The Game Room. The current occupant is Systems Unlimited, who provides services to children, family, and adults with disabilities.

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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Keeley Building

Name of Property

Washington

County

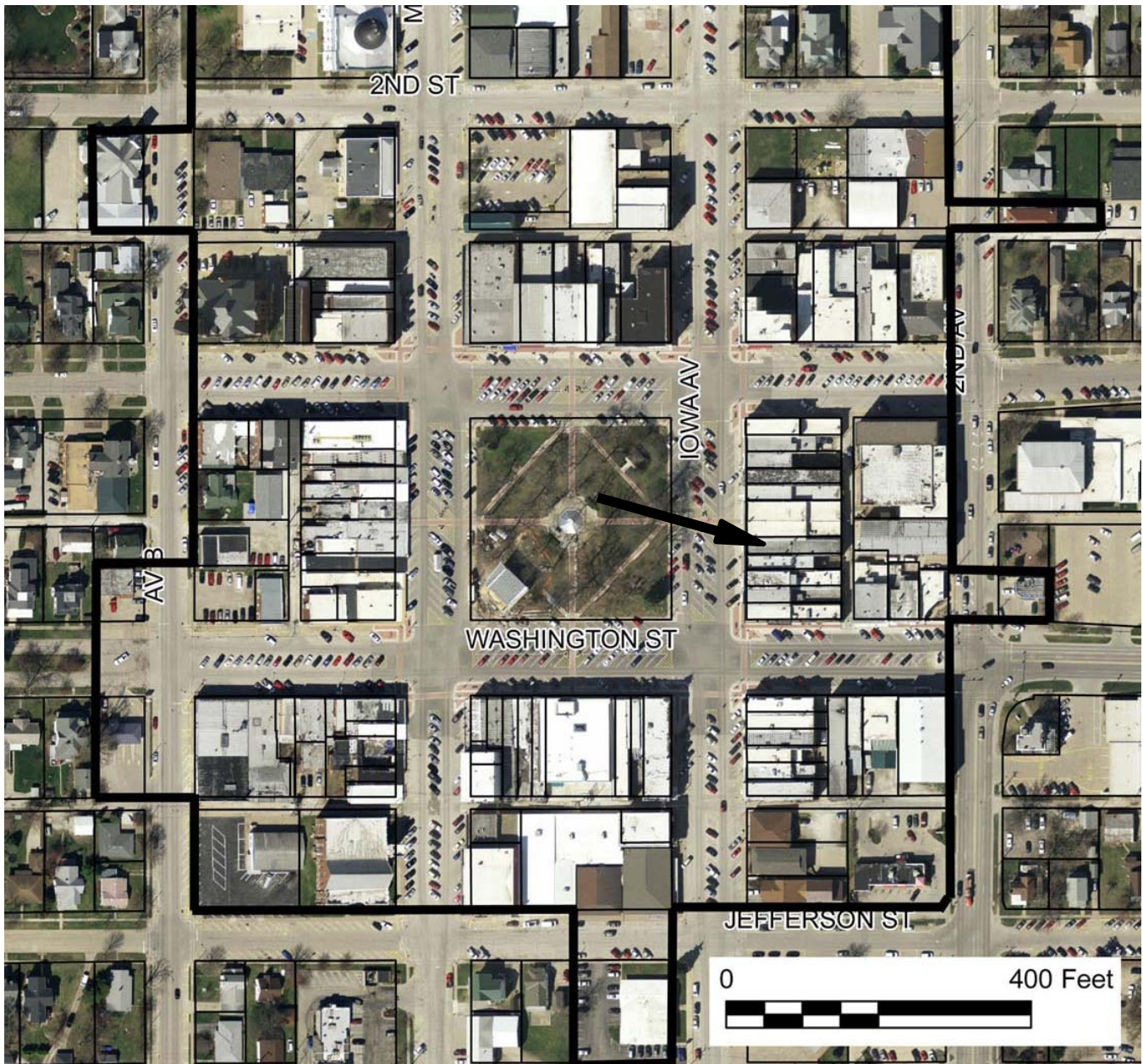
114 S. Iowa Avenue

Address

Washington

City

Location map



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

Iowa Site Inventory Form Continuation Sheet

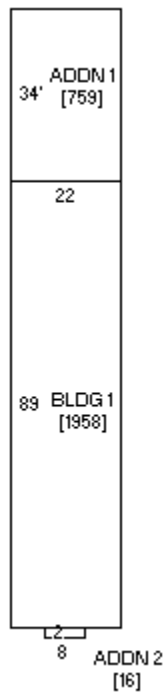
Site Number 92-00514

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Building plan (from assessor's website)



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Keeley Building

Washington

Name of Property

County

114 S. Iowa Avenue

Washington

Address

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Historic images



114 116 118 120 122

East side of the square in the 1890s (Patterson collection)

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Keeley Building

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114 S. Iowa Avenue

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110 112 114 116

East side of the square around 1911, before facade remodel of 114, but after other remodels on block
(Patterson collection)

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Keeley Building

Washington

Name of Property

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114 S. Iowa Avenue

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114

Building in late 1930s (Patterson collection)

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Building in 1971 (Wagner 1971)

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Digital photographs



Photograph 92-00514-001 - West elevation, looking east (McCarley, September 20, 2012)