

Site Inventory Form

State Historical Society of Iowa

(November 2005)

State Inventory No. 92-00545

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 Kerchner Block

other names/site number Downtown Survey Map # DT- 135 (also 134)

2. Location

street & number 213 - 215 - 217 W. Main Street

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 2 – roughly E 54'

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:

— buildings
 — sites
 — structures
 — objects
 — Total

If Eligible Property, enter number of:

Contributing	Noncontributing
<u>1</u>	—
—	—
—	—
—	—
<u>1</u>	—

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)

02B03 Commerce / professional / law office

11D03 Health Care / doctor or dentist office

01B02: Domestic / apartments

Current Functions (Enter categories from instructions)

02E Commerce / specialty store / beauty shop

02B03 Commerce / professional / law office

01B02: Domestic / apartments

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 08A Asphalt / shingle

other 07 Terra cotta parapet

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 211 – 217 W. Main Street
City Washington

Site Number 92-00545
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 1892 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 April 16, 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>Kerchner Building</u>	<u>Washington</u>
Name of Property	County
<u>213 - 215 - 217 W. Main Street</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.

Kerchner Block - 213-215-217 W. Main St - State #92-00545 - Map #5 ~ 1 contributing building (A and C)

1892 - Late Italianate

Historic information:

1892 - W.A. Stiles constructed \$8,000 block for G.P. Kerchner (Kirchner) - three offices on first story and apts on upper two stories; 1895 - J.F. Henderson (lawyer, 213), H & W Scofield (lawyers, middle of Kerchner Block), Dr. E.R. Jenkins (217)

213: 1900s-1910s - Clifford Thorne - lawyer, 1920s-1950s - Dr. C.W. McLaughlin, 1964 - Washington City Public Health Nurse

215: 1910 - Carden Real Estate, 1920s-1935 - Drs. Boice and Boice, 1935-1960s - Dr. C.A. Boice, physician

217: 1910 - Dr. C.W. Stewart - physician, 1920s-1940s - Dr. Charles Brown - chiropractor, 1952 - Theodore Bailey - lawyer; 1956-1960s - Libe Insurance

upper 2 stories: six apartments into 1920s - nine by 1930?

2012 - Hari Secrets (213), Profiles in Style (215), Kitchen Law Office (217)

Architectural information:

Height: 3 story

Walls: brick

Storefront: iron columns stamped "Niver's Foundry, Muscatine, Iowa", three storefronts with large windows and transoms - some covered

Windows: 1/1 windows

Architectural details: original storefront columns, segmental arch windows, gable roofline/side gables

Architect/Builder: W.A. Stiles (contractor)

Modifications: -

7. Narrative Description

This is a three-story brick commercial building with businesses on the first story and apartments on the second and third stories. The three storefronts are divided by brick pilasters. Each storefront has iron columns at either side of the centered entry. The iron columns are stamped "Niver's Foundry, Muscatine, Iowa." The storefronts at either side of the building are asymmetrical, each having one large display window at the side of the building, an entry door, a narrower window beside the door, and a secondary entrance to the upper stories next to the smaller window. There is a glass transom over each of the secondary entrances. The two storefronts are mirror images of each other. The center storefront is symmetrical, having a centrally located entry door and display windows of equal size. Narrow lights next to all the primary entries have been infilled with wood, as have the transom areas of the 211 and 215 addresses.

Iowa Site Inventory Form Continuation Sheet

Page 2

<u>Kerchner Building</u>	<u>Washington</u>
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<u>213 - 215 – 217 W. Main Street</u>	<u>Washington</u>
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The second and third stories have two one-over-one-light double-hung windows with segmental arch brick lintels and stone sills above each storefront, for a total of six windows per story. There are two iron balconies with fire escape ladders on the front of the building, one with access to the second and third windows, and the other with access to the sixth window. A simple metal cornice extends across the top of the front of the building. The east side (alley) is visible from the street and has three windows on the first story, five windows on the second story, and four windows on the third story. The wall is covered with stucco, and it has a low gable capped with limestone.

8. Narrative Statement of Significance

The Kerchner Block appears to contribute historically and architecturally to the Washington Downtown Historic District. The simple brick block was built by W.A. Stiles, local contractor, in 1892, following a much earlier traditional brick block form. This is one of the largest buildings located in the downtown.

The 1892 Sanborn map shows a house on the west third of Lot 2 with a vacant lot on this portion. The building's footprint appears on a map in the 1894 Atlas of Washington County. The full Lot 2 was purchased by G.P. Kerchner in July 1892. Thus, this large three-story, three-storefront brick building appears to have been constructed in the latter part of 1892 as an investment, then sold after completion. The notes on 1892 construction include a record that W.A. Stiles built the Kirchner Block for \$8,000 (*Washington Press*, December 28, 1892). He also built a similar yet much smaller two-story, two-storefront brick block at 209-211 W. Washington in the same year (later modified, see #92-00609). Kerchner then sold all of Lot 2 a year later in July 1893 to J.H. Laughead, who one week later sold the western 89' of Lot 2 to E.R. Jenkins. The property description of the latter transaction mentions "the brick wall now on the property" as one reference point. This sale included the 71' west of the building as well as the 18' portion of 217 of this building. Ads in the May 1, 1895 *Press* note the office of Dr. E.R. Jenkins in the Kerchner Block (likely 217), along with the office of attorneys H & W. Scofield in the middle room of the Kerchner Block (215), and office of lawyer J.F. Henderson in the Kerchner Block (likely 213). The 1897 Sanborn map shows this large building with offices in each of the three storefronts on the first story. There is a notation that the separating walls are only on the first story, with no use noted for the upper stories. This continues on the 1902 and 1909 Sanborn maps. It appears that apartments were located on each of the two upper stories originally. The development of this block with offices on the first story is likely related to the Washington County Courthouse located on the north side of this block at 222 W. Main, supported by the location of two attorney offices by 1895.

The next known occupant of the east storefront (213, now 211) was Clifford Thorne, Attorney, whose business card is included in the *Washington Evening Journal* of 1906 and 1910. He is listed here at 213 W. Main in the 1910 city directory. Dr. C.W. McLaughlin, a physician, occupied that address from 1926 until 1952 (City and Telephone Directories), when it is also occupied by Dr. E. E. Stutsman. Dr. C.W. McLaughlin is noted at 215 W. Main in 1956, though he may have remained at 213. In 1956 Mattes

Iowa Site Inventory Form Continuation Sheet

Page 3

<u>Kerchner Building</u>	<u>Washington</u>
Name of Property	County
<u>213 - 215 – 217 W. Main Street</u>	<u>Washington</u>
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Tax Service is located here, and the Washington Chamber of Commerce is located at 213 ½. The office of the Washington City Public Health Nurse was here in 1964.

At the 215 address, the first known occupant, listed in the 1910 city directory, is Carden Real Estate. By 1926, it became the offices of Drs. Boice and Boice, physicians. The younger Dr. Boice, C.A., is listed here alone by 1935 and remained at this location until at least 1964.

According to the 1910 City Directory, 217 W. Main was occupied by Dr. C.W. Stewart, a physician. In 1910, Drs. Jenkins & McLaughlin were located at 209 W. Main, per the directory. By 1926, Dr. Charles Brown, a chiropractor is at this address, where he remains until at least 1943. R.C. Risk Construction has an office at 217 ½ in 1932. The 1952 telephone directory lists Theodore Bailey, attorney, at this address. In 1956 and 1964, the occupant is Libe Insurance, with Livingston Irrigation & Chemical Co. and State Farm Insurance also listed at 217.

Tenants on the upper stories are more difficult to identify. The 1920 census lists six households on the upper stories, all renting: Mildred Burris (215, restaurant owner), John and Bess Harvey (213, auto mechanic), Guy and Grace Nevius (215, barber), Clifford L. and Victoria McGugen (213, Western Union operator), Floyd and Nina Ellis (217, salesman), and James Pennell (217, sheet metal worker). By the 1930 census, at least seven units were found in this building. The 213 portion included three households: building owner Kate Miller (\$5,500 building, widow, age 75), Emmet Ross (\$18 rent, barber), and Edwin P. and Lucy M. Rich (\$18 rent, gas station attendant). The 215 portion only had one tenant listed - Albert and Genevieve Ledger (\$20 rent, salesman) - with perhaps two vacancies. R.C. Risk Construction has an office at 217 ½ per the 1932 city directory, so perhaps this occupied a portion of the upper space. The 217 portion had three households: Charles and Cecil Brown (\$35 rent, chiropractor), Ira and Mattie Shuefelt (\$35 rent, no occupation), and Boyd and Edna Humble (\$25 rent, gas station attendant).

The current occupants are two beauty shops, Hair Secrets (211) and Profiles in Style (215), and Kitchen Law Office (217).

Iowa Site Inventory Form Continuation Sheet

Page 4

Kerchner Building

Washington

Name of Property

County

213 - 215 – 217 W. Main Street

Washington

Address

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.

U.S. Census Records, accessed on Ancestry.com.

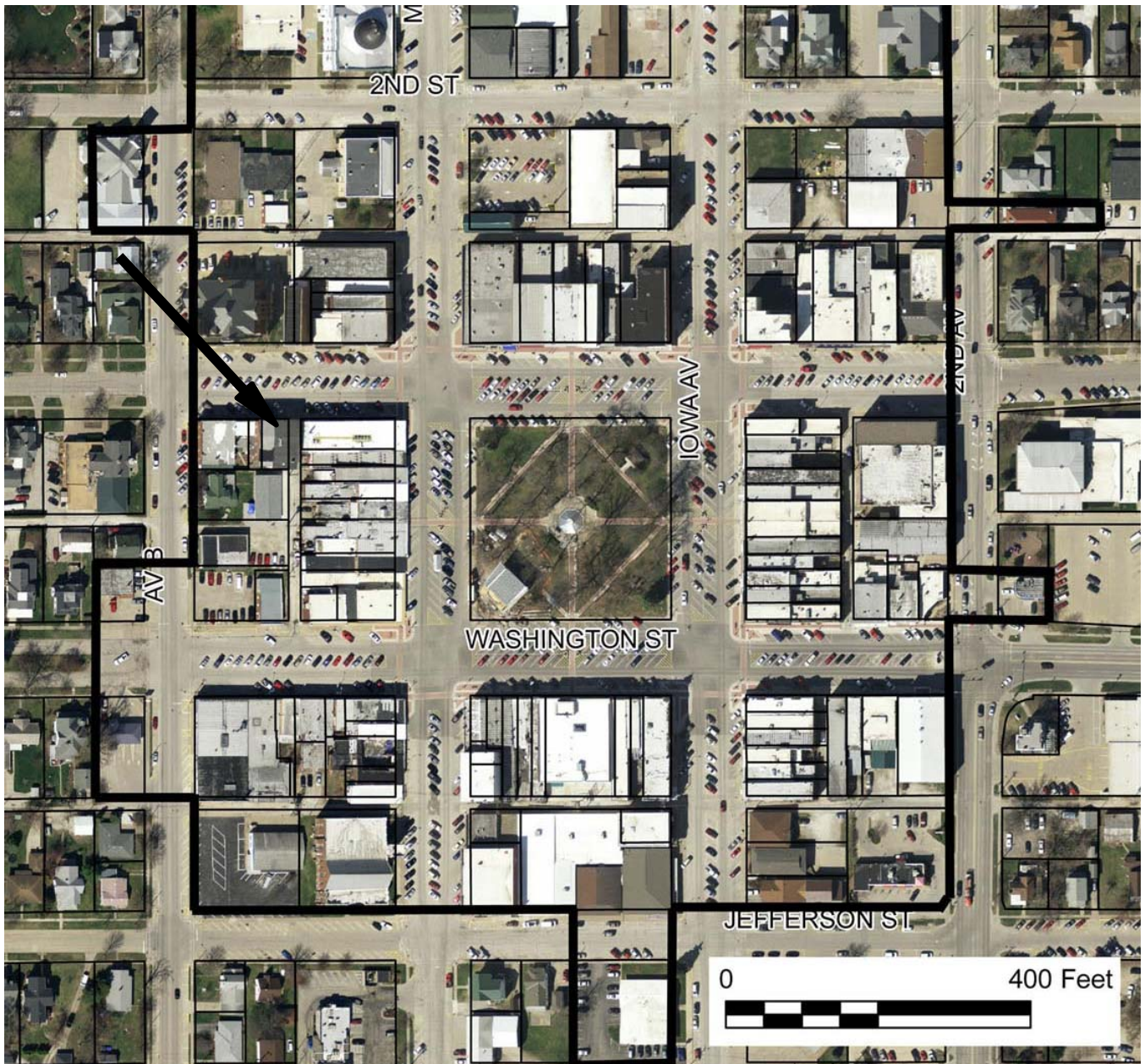
Iowa Department of Cultural Affairs
State Historical Society of Iowa
Iowa Site Inventory Form
Continuation Sheet

Site Number 92-00545
Related District Number 92-00349

Page 5

Name of Property	Kerchner Building	County	Washington
Address	213 - 215 - 217 W. Main Street	City	Washington

Location map



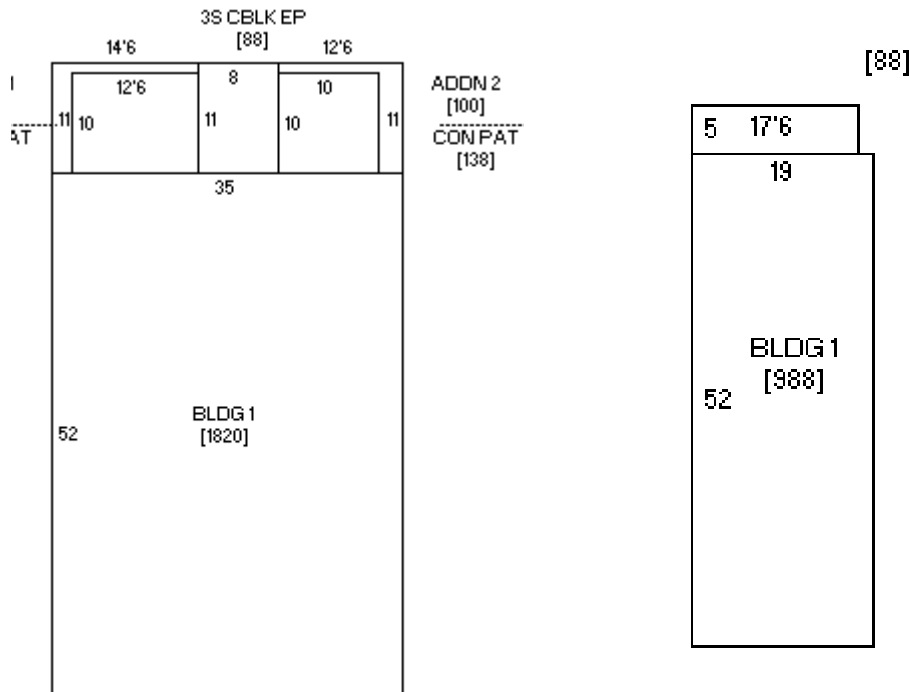
2009 aerial photograph (Washington County) – line indicates survey/research area boundary

Iowa Site Inventory Form Continuation Sheet

Page 6

<u>Kerchner Building</u>	<u>Washington</u>
Name of Property	County
<u>213 - 215 - 217 W. Main Street</u>	<u>Washington</u>
Address	City

Building plan (from assessor's website)



Historic images

none identified

Iowa Site Inventory Form Continuation Sheet

Page 7

Kerchner Building

Name of Property

Washington

County

213 - 215 - 217 W. Main Street

Address

Washington

City

Digital photographs



Photograph 92-00545-001 - East and front (north) elevations, looking southwest (McCarley, September 20, 2011).

Iowa Site Inventory Form
Continuation Sheet

Page 8

<u>Kerchner Building</u>	<u>Washington</u>
Name of Property	County
<u>213 - 215 - 217 W. Main Street</u>	<u>Washington</u>
Address	City



Photograph 92-00545-002 - Front (north) and west elevations, looking southeast (McCarley, September 20, 2011).

Iowa Site Inventory Form Continuation Sheet

Page 9

Kerchner Building

Washington

Name of Property

County

213 - 215 - 217 W. Main Street

Washington

Address

City



Photograph 92-00545-003 - Storefronts, looking southwest (McCarley, September 20, 2011).

**Iowa Site Inventory Form
Continuation Sheet**

Page 10

Kerchner Building

Washington

Name of Property

County

213 - 215 - 217 W. Main Street

Washington

Address

City



Photograph 92-00545-004 - 213 storefront, looking south (McCarley, September 20, 2011).

Iowa Site Inventory Form Continuation Sheet

Page 11

<u>Kerchner Building</u> Name of Property	<u>Washington</u> County
<u>213 - 215 - 217 W. Main Street</u> Address	<u>Washington</u> City



Photograph 92-00545-005 - Column detail on 213 storefront, looking south (McCarley, September 20, 2011).

Iowa Site Inventory Form Continuation Sheet

Page 12

Kerchner Building

Name of Property

Washington

County

213 - 215 - 217 W. Main Street

Address

Washington

City



Photograph 92-00545-006 - 217 storefront, looking south (McCarley, September 20, 2011).

Iowa Site Inventory Form
Continuation Sheet

Page 13

<u>Kerchner Building</u> Name of Property	<u>Washington</u> County
<u>213 - 215 - 217 W. Main Street</u> Address	<u>Washington</u> City



Photograph 92-00545-007 - Column detail on 217 storefront, looking southeast (McCarley, September 20, 2011).

Iowa Site Inventory Form
Continuation Sheet

Page 14

Kerchner Building

Washington

Name of Property

County

213 - 215 - 217 W. Main Street

Washington

Address

City



Photograph 92-00545-008 - Column detail on 217 storefront, looking southeast (McCarley, September 20, 2011).