Site Inventory Form  
State Historical Society of Iowa  
(October 2005)

State Inventory No.  92-00547  
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  Jenkins Office Building
other names/site number  Downtown Survey Map # DT- 132

2. Location

street & number  221 – 225 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) ______ Lot(s) ______

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  ☐ buildings  ☐ sites  ☐ structures  ☐ objects
If Eligible Property, enter number of:  ☒ buildings  ☐ sites  ☐ structures  ☐ objects

Total ☒ 1 ☐

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)

☐ 11D03 Health Care / medical office / doctor or dentist
☐ 02B03 Commerce / professional / law office

Current Functions (Enter categories from instructions)

☐ 01B02 Domestic / apartment building

7. Description

Architectural Classification (Enter categories from instructions)

☐ 09F05: Commercial: Brick Front

Materials (Enter categories from instructions)

foundation  stone
walls (visible material)  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.
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 Person
(Complete if National Register Criterion B is marked above)

Architect/Builder
Architect
Builder

Narrative Statement of Significance

9. Major Bibliographical References
Bibliography [SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED]

10. Geographic Data

UTM References (OPTIONAL)

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See continuation sheet for additional UTM references or comments

11. Form Prepared By

name/title: Mary Patterson, Chair
organization: Washington Historic Preservation Commission
date: April 17, 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
1. Map: showing the property’s location in a town/city or township.
2. Site plan: showing position of buildings and structures on the site in relation to public road(s).
3. 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:

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   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
1. Farmstead & District: (List of structures and buildings, known or estimated year built, and contributing or noncontributing status)
2. Barn:
   a. A sketch of the frame/truss configuration in the form of drawing a typical middle bent of the barn.
   b. A photograph of the loft showing the frame configuration along one side.
   c. 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: ____________________________
Jenkins Building - 221-229 W. Main St - State #92-00547 - Map #3 ~ 1 contributing building (A and C) - c.1900 - Late Italianate

Historical information:
- built between 1897 and 1902 by Dr. E.R. Jenkins along with one-story to east - two office with apts above
  225 (west): 1920s - Dr. A.J. Droz, physician; 1930s - Dr. Hender - chiropractor (as 229), 1940s - Baldridge & Bailey - lawyers (as 229), then 1950s - Henry B. Bailey, lawyer (back as 225), also Washington Title & Guaranty;
  225: 1964 - Stewart & Shearer Law Office and Washington County Abstract Company
  2012 - apartments

Architectural information:
- Height: 2 story
- Walls: brick
- Storefront: five entries and two 1/1 windows
- Windows: 1/1 wood windows
- Architectural details: segmental arch openings with stone sills, cornice with brackets
- Architect/Builder: -
- Modifications: -

7. Narrative Description

This is a two story office building, which has been nicknamed “lawyers' row” for many years. The first story of the facade (north side) has five doors and two windows. From left to right: a wood door with a single light, a mail slot, and a transom over the door; a wood double-hung window, a wood secondary door similar to the first one giving access to an apartment on second floor, a wood door with a single light but no mail slot, a wood secondary door with a single light and mail slot which also goes to a second floor apartment, a wood double-hung window, and finally a wood door with a single light and a mail slot. There is a transom over each of the doors except the last one where the transom space is infilled with wood to install a window air conditioner. The second story windows are, from left to right, two one-over-one-light double hung wood windows, two narrow one-over-one-light double hung windows, and two more one-over-one-light double hung wood windows. All the windows have segmental arch brick lintels and stone sills. There is a metal cornice with decorative corner pieces and widely spaced brackets.
The Jenkins Building appears to contribute historically and architecturally to the Downtown Washington Historic District.

On July 21, 1893, J.H. Laughead, owner of the three-story brick building to the east and all of Lot 2, sold the west 71' Lot 2 as well as the west storefront of the Kerchner Block at 217 W. Main (18') to E.R. Jenkins. The 1892 and 1897 Sanborn maps show a house at the west end of this block on this portion of the lot. The current two-story building first appears on the 1902 Sanborn map, along with a one story building to the east at 219. Dr. E.R. Jenkins is noted in the Washington Journal of 1895 with his office address as “Kerchner Block” (likely 217 W. Main since he owned that portion), moving to 209 W. Main Street by 1910. The 1902 Sanborn map shows this two-story, double-width building with two offices. Jenkins sold the west 71' feet of Lot 2 (now including the building at 219 W. Main as well as this two-story building at 221-223 W. Main) to Marsh Bailey on December 12, 1918. He then also sold the 217 (west) portion of the Kerchner Block to Marsh Bailey on January 21, 1920. Bailey retained ownership then of the west 89' of Lot 2 until his death in 1946 when it was inherited by six sets of family members. Marsh W. Bailey was vice president of Washington National Bank in the 1920s, and its home in the former Farmers and Merchants Bank at 102 E. Main was known as the Bailey Building in the 1930s.

The building first appears on the 1902 Sanborn map with the east storefront as 221 and the west storefront as 229. The addresses remain the same in 1909 and shift to 221 and 223 on the 1917 map. The 1910 city directory lists Bailey Law Office (M.W. Bailey) and Pollard Abstract Company (M.W. Bailey, president) at 221 W. Main. Marsh W. Bailey ran an ad for his law office opposite City Hall on May 1, 1900, which could have been here or in the Kerchner Block to the east. Bailey & Baldridge are listed with Washington Title & Guaranty Co. at 221 W. Main in the 1926 city directory. The 1920 census lists tenants at 221 1/2 (James Wilson - plumbing and heating) and 223 1/2 (Robert and Sara Walker - traveling salesman), as well as dentist Enos A. Perry (age 70) with wife Sarah at 223 W. Main, apparently practicing and living here. The west half was the office of Dr. A.J. Droz, physician, listed at 225 W. Main in the 1926 directory and then at 229 W. Main in a newspaper ad in May 1927.

After Jenkins sold the building to Bailey in 1918, the 1931 Sanborn map shows an office in the east half, with both 221 and 223 addresses, and flats as the use of the west half, with 225 and 229 addresses. The double addresses remain the same on the 1943 map, with both first story space back to offices. The 1930 census lists four rental units here - one at 221 1/2, two at 223, and one at 223 1/2. This likely indicates one second story unit in the east half (Marin and Merle Hebner - druggist), two first
story units in the west half (flats in 1931 - Thomas and Ida Birdo, and Tracy and Marjorie Phillips), and one second story unit in the west half (Frank and Pearl Casey - cafe proprietor). Each are rented for $35 per month. The 1932 city directory lists Dr. J. M. Lloyd, physician, at 221 W. Main, and he continues to be listed here through at least 1964. The 223 address does not appear in the directories for businesses in this period. Dr. Hender, chiropractor, is listed at 229 W. Main in the 1935 directory, with the law firm of Baldridge & Bailey moved into 229 W. Main by the 1941 directory. They are then listed here, renumbered back to 225 W. Main, in the 1952 city directory. Henry B. Bailey, lawyer, is listed here in the 1956 directory, along with Washington Title & Guaranty. In 1964, 225 W. Main was listed with Stewart & Shearer Law Office and Washington County Abstract Company.

9. Major Bibliographical References


Newspaper advertisements, various years/dates, on microfilm at Washington Public Library:
- Washington Evening Journal
- Washington Gazette
- Washington Press

Jenkins Building
Name of Property
221 – 225 W. Main Street
Address
Washington
County
City

Location map

2009 aerial photograph (Washington County) – line indicates survey/research area boundary
Jenkins Building
Name of Property

221 – 225 W. Main Street
Address

Washington
City

Building plan (from assessor's website)

Historic images

none identified
Jenkins Building
Name of Property

221 – 225 W. Main Street
Address

Washington
City

Digital photographs

Photograph 92-00547-001 - Front (north) and west side elevations, looking southeast (McCarley, September 20, 2011).