State Inventory Form

State Historical Society of Iowa

(State Inventory No._ 92-00664_  ☑ 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   Pennsylvania House

other names/site number   Downtown Survey Map # DT- 085

2. Location

street & number   306 N. 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)  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)  Number of Resources within Property

☒ building(s)

☐ district

☐ site

☐ structure

☐ object

If Non-Eligible Property  If Eligible Property, enter number of:

Enter number of:  ☑ Contributing  ☐ Noncontributing

☐ Total  1  ☐ 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)

01D02 Domestic / hotel  01B02 Multiple Dwelling / apartment building

7. Description

Architectural Classification (Enter categories from instructions)  Materials (Enter categories from instructions)

09F05 Commercial: Brick Front  foundation  04C Limestone

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.
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 (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)

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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: March 29, 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: ______
   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
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: ____________________________
Pennsylvania House - 306 N. Marion Avenue - State #92-00664 - Map #55 ~ 1 contributing building (A and C) - 1876 - Italianate

Historic information:
1876 - Pennsylvania House built, operated by Lorenz Benz - located immediately north of city limits to have saloon in hotel
1876-c.1905 - Pennsylvania House (Lorenz Benz)
c.1905-1912 - Benz Hotel; 1913-c.1928 - Hotel Stuart
1928-1938 - The Annex Hotel (or Colenso Hotel Annex - main hotel at 102 W. Main)
1939-1960s - Hotel Grand (or Grand Hotel)
1966-1980s - Grand Apartments
2012 - apartments

Architectural information:
Height: 3 story
Walls: brick
Storefront: -
Windows: 1/1 windows (replaced)
Architectural details: brick pilasters, cornice, dentils, and window hoods
Architect/Builder: -
Modifications: Historic: -; Non-historic: 1970s - converted to apartment - replaced windows, added entry vestibule

7. Narrative Description

This is a three story Italianate brick building located on the northeast corner of the intersection of N. Marion and 3rd Street. All sides of the building are visible, as it was built as a hotel and stood as the north edge of downtown commercial development for decades. The original facade faces west. There are brick pilasters at each corner of the building, and another brick pilaster in the middle of the facade. There is a decorative brick cornice across the top of the facade, which is also seen on all other elevations. The original second and third story window openings with stone sills and decorative brick hoods with shoulders and keystones continue to define the character of the building, despite the window replacements and portion infill. The north half of each upper story has two windows, and the south half has a set of narrow paired windows and a single window. The first story has a one-story front entry vestibule addition clad in aluminum siding. Sanborn maps show a one-story porch across the facade through 1931, and this enclosed section appears in a 1936 photograph and on the 1943 Sanborn map. The entry is located under a small roof on the south side of this addition, and a transom
Pennsylvania House  Washington  
Name of Property  County  
306 N. Marion Avenue  Washington  
Address  City  

A window extends across the entry and adjacent double-hung window. There are two double-hung windows on the west side, and no openings on the north side of the addition.

The south elevation faces 3rd Street and is visible as one travels north on N. Marion from downtown. It has regularly spaced windows on all three stories. The first story has four windows and a side entry, while the second and third stories have five windows. The openings retain their original stone sills and decorative brick window hoods with shoulders and keystones. The window are infilled with plywood at the top with a smaller double-hung window at the bottom. Likewise, the entry has the same hood detail as the windows, and the transom area has been filled with plywood above a modern door. As noted previously, the decorative cornice continues across the parapet on the south side.

The north elevation has a similar five-bay design as the south elevation, with an exterior brick chimney and side two-story brick section. The brick chimney extends between the front second and third bays. The first story of the north side of the main three-story building, from front (west) to rear, has an original window opening, an added double-hung window, a side entry in original hooded opening, and two original window openings on the east side of the chimney. The second story has two original double-hung window openings on either side of the chimney. The fifth bay on both stories is covered by the side section. The third story has five original window openings. The windows retain their original stone sills and decorative brick window hoods with shoulders (no keystones on this side), though infilled with plywood at the top with a smaller double-hung window at the bottom. The two-story side wing has brick window and entry hoods identical to this side of the main building. The first story of the west side has an entry and double-hung window, and the second story has a double-hung window. These openings are likewise infilled with plywood at the top and replacement windows at the bottom. The north side of the side wing has two windows with the same details as the west side.

The east (rear) elevation has two sections: the main three-story building and the two story side wing. The main building has four original window openings on the second and third stories. They retain stone sills and brick window hoods with shoulders identical to the north side (no keystones). A metal fire escape extends along the building to the south, from the third window of the second story and fourth window on the third story. The first story also has four original window openings, with three double hung windows with plywood infill and hoods and the fourth window covered completely in plywood. The rear of the two-story side wing has two original window openings with the same details as the west and north sides of the wing.

8. Narrative Statement of Significance

The Pennsylvania House appears to contribute historically and architecturally to the Washington Downtown Historic District. Though some alterations have been made, the overall form, style, and brick details of the original building are clearly visible. A hotel operated in this building longer than any other hotel in a building in Washington.
Pennsylvania House  Washington

306 N. Marion Avenue  Washington

The property was outside the city limits of Washington when it was transferred from James Clyde to Lorenz Benz on Feb. 18, 1876. The Washington Press of notes, “L. Bence (sic) has bought for $1,100 the lot (with buildings) where the planing mills stand, near Hale’s mills, and will put up a brick hotel, 40x50.” Within a week, Peter and Mary Agnes Tondre transferred additional land to Lorenz Benz which seems to give him title to a parcel of land from the city limits to the railroad tracks. The building is sited farther from the street than neighboring buildings, and is just across the street from the original plat of Washington. At this time, prohibition was a hot topic in Washington. Later history states that Lorenz Benz chose this location on N. Marion across from the town limits so that he was permitted to have a saloon in his hotel. His business proved to be very successful (“Washington had a Tavern near Outset of its Career; Many Hotels Since Then,” Centennial Celebration, Evening Journal, August 1939, 28; Fisher 1978: 118). The Pennsylvania House operated here for several decades. The 1897 and 1902 Sanborn maps show the three-story Pennsylvania House here. The 1909 Sanborn map and the 1910 city directory then list it as the Benz Hotel.

Agnes Benz, wid. sells the property to George Paul in May of 1912, and Paul sells it to W.S. Eldridge and R.A. Godfrey in Feb of 1913. Eldridge sells his share to Ralph M. Smith on June 4, 1913, and Eldridge sells his share to R. A. Stuart on June 27, 1913. The 1926 city directory continues to list the Stuart Hotel here.

The hotel is listed on the 1931 Sanborn map as Colenso Hotel Annex. The Colenso Hotel was located on the northeast corner of the square (102 W. Main). The Colenso Hotel, and thus annex, was closed by Ray Tracy in 1938.


The old annex was sold to Ezra Nelson in July 1938, and he briefly operated the Nelson Hotel here. It was then sold to Ray Box, who opened the Hotel Grand. It was the Hotel Grand in 1939 (“Washington had a Tavern near Outset of its Career; Many Hotels Since Then,” Centennial Celebration, Evening Journal, August 1939, 28). The 1956 telephone book lists the Grand Hotel at 306-308 N. Marion, and it remains the Grand Hotel in the 1964 city directory. The hotel then closed with competition from two new hotels in town.


Pennsylvania House                          Washington
Name of Property                          County
306 N. Marion Avenue                      Washington
Address                                   City

The 1966 city directory lists the Grand Apartments here. It is currently an apartment building.

9. Major Bibliographical References


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.

Pennsylvania House  
Name of Property  
Address  
Location map

2009 aerial photograph (Washington County) – line indicates survey/research area boundary
Pennsylvania House                      Washington
Name of Property                          County
306 N. Marion Avenue                      Washington
Address                                  City

Building plan (from assessor’s website)
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**Historic images**

*Evening Journal, July 1936 centennial edition, p85*
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**Address**

Digital photographs

![Image of the Pennsylvania House](image)

Photograph 92-00664-001 - West and south elevations, looking northeast (McCarley, September 20, 2011)
Pennsylvania House Washington
Name of Property County
306 N. Marion Avenue Washington Address City

Photograph 92-00664-002 - South elevation, looking northwest (McCarley, September 20, 2011)
Pennsylvania House Washington
Name of Property County
306 N. Marion Avenue Washington
Address City

Photograph 92-00664-003 - North and west elevations, looking southeast (McCarley, September 20, 2011)