1. Name of Property

historic name Stewart Building

other names/site number Downtown Survey Map # DT-019

2. Location

street & number 109 – 111 S. Marion Avenue

city or town Washington

district, county Washington

Legal Description: (If Rural) Township Name __________ Township No. __________ Range No. __________ Section __________ Quarter of __________ (If Urban) Subdivision __________

Original Plat Block(s) __________ Lot(s) __________

South 50' Lot 4 exc S 4'

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)

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<th>Building(s)</th>
<th>District</th>
<th>Site</th>
<th>Structure</th>
<th>Object</th>
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<tbody>
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</table>

Number of Resources within Property

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<tr>
<th>If Non-Eligible Property</th>
<th>If Eligible Property, enter number of:</th>
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<tr>
<td></td>
<td>Contributing Buildings</td>
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<tr>
<td></td>
<td>Sites</td>
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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)

<table>
<thead>
<tr>
<th>Function</th>
<th>Title</th>
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<tbody>
<tr>
<td>02E08 Commerce / specialty store / beauty shop (111)</td>
<td>02E Commerce / specialty store / drug store (111)</td>
</tr>
<tr>
<td>02E11 Commerce / specialty store / grocery (109)</td>
<td>99 Other / handicap services (not government) (109)</td>
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7. Description

Architectural Classification (Enter categories from instructions)

<table>
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<tr>
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<th>Materials</th>
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<tbody>
<tr>
<td>09F05 Commerce: brick front</td>
<td>04 Stone</td>
</tr>
<tr>
<td>05D: Queen Anne</td>
<td>03 Brick</td>
</tr>
</tbody>
</table>

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)

<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
<th>More Research Recommended</th>
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</thead>
<tbody>
<tr>
<td>☒</td>
<td></td>
<td>A Property is associated with significant events.</td>
</tr>
<tr>
<td>☒</td>
<td></td>
<td>B Property is associated with the lives of significant persons.</td>
</tr>
<tr>
<td>X</td>
<td>No</td>
<td>C Property has distinctive architectural characteristics.</td>
</tr>
<tr>
<td>☒</td>
<td></td>
<td>D Property yields significant information in archeology or history.</td>
</tr>
</tbody>
</table>
County    Washington    Address  107 – 111 S. Marion Avenue    Site Number  92-00561 & 92-00560
City    Washington    District Number  92-00349

Criteria Considerations
A Owned by a religious institution or used for religious purposes.  E A reconstructed building, object, or structure.
B Removed from its original location.  F A commemorative property.
C A birthplace or grave.  G Less than 50 years of age or achieved significance within the past 50 years.
D A cemetery

Areas of Significance (Enter categories from instructions)
05: Commerce
02: Architecture

Significant Dates
Construction date  1908     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)

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<th>Northing</th>
<th>Zone</th>
<th>Easting</th>
<th>Northing</th>
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</tr>
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</table>

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 17, 2012
street & number  City Hall – 215 E. Washington St    telephone  319-653-6584

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

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:
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.

Stewart Building - 109-111 S. Marion Avenue - State #92-00561 - Map #59 ~ 1 contributing building (A and C) - 1908 - Queen Anne

Historic information:
(1856 - Union Block/Kendall House; 111: series of drug stores, finally 1885-c.1907 - John H. Stewart Drug Store; 109 - tin shop, grocery in 1890s-1900s)
1908 - 109 owned by Agnes Stewart and 111 owned by brother John H. and Rachel Stewart - rebuilt/remodeled
2012 - Advance Employment (109), Simply Spa (111)

Architectural information:
Height: 2 story
Walls: brick
Storefront: remodeled - 109: center entry with large windows, 111: entry at right and large windows to left, middle - upper story shared entry
Windows: 1/1 windows with brick lintels/shoulders
Architectural details: "Stewart Building" on frieze, two oriel windows, cornice with brackets
Architect/Builder: -
Modifications: Historic: 1908 - rebuilt or remodeled significantly; Non-historic: storefront remods

7. Narrative Description

This is a two story, brick, commercial building, which was rebuilt or reduced from three to two stories in 1908 with the adjacent building at 107 S. Marion. Two stone plaques on the second story provide the name and date. The first is centered between the 111 and 109 storefronts, and it says Stewart Building. The other is located on the 107 storefront centered over the right hand bay window, and it says 1908. All the double-hung windows on the facade have stone sills and soldier brick lintels that continue into shoulders with stone bases. The 1902 Sanborn map shows a three story building at 109-111 S. Marion, though only 28 feet tall (same as two-story to its south), and the third story windows appear removed in the c.1900 postcard. The three-story building at 107 is taller, at 39 feet in height, as can also be seen on a c.1900 postcard. Both buildings were then two-story buildings, 29 feet in height, on the 1909 Sanborn map. Thus, either both were rebuilt in 1908 or both underwent a major remodel complete with a new facade.
The 109 (north) storefront has a central entry door recessed deeply into the building. The flooring in the recessed area is multicolored 1” tile. There are display windows on each side of the recessed entry. The ceiling is painted metal in a small fleur-de-lis pattern. The transom area is covered with vertical wood siding, and has a small plastic business sign in the center. The second story has a wide double-hung window at the left with a bay window to the right. The bay window is three sided with a double-hung window on each side, two at a 45° angle and one facing east. Vertical wood siding covers the area below the window.

There is a wide secondary entry door between the 111 and 109 storefronts which provides access to the second floor apartments. Sanborn maps from before and after the remodel show the shared center staircase and central hall between the 109 and 111 storefronts. The "Stewart Building" name plate is centered near the top of the building above this entry, extending over the windows on each half of the building.

The southern storefront (111) has been recently remodeled. The storefront facade has been divided into four equal sections. The entry is located in the fourth/north section in an alcove at the right hand side of the store front; the steel and glass storefront entry door faces north. Also in the alcove, and facing the east, is a steel door which provides access to the basement. There are three display windows which are sited higher than usual, and have a pebble surface steel panel on the bulkhead. The transom area is covered with wood. The second story over the 111 storefront has an bay window with three single light double hung windows, two at a 45° angle and one facing east. The windows have steel infill above the sashes. There is a plain wood bulkhead below the windows on the bay. There is a pair of single light double hung windows to the right of the bay window, also with steel infill above the sashes. All the windows have fabric awnings.

The decorative metal cornice of the building extends across the 111 and 109 sections, continuing into the adjacent 107 building. These two sections are unified, with a large bracket at either end of the double-width and six small brackets between them. Square rosettes are found between the brackets with further decoration on the cove section.

8. Narrative Statement of Significance

The Stewart Building appears to contribute historically and architecturally to the Washington Downtown Historic District.

Despite the shared details with the building to the north at 107 S. Marion, the building at 109-111 S. Marion appears to have historically functioned separately and vice versa. The 1885, 1892, 1897, and 1902 Sanborn maps show a three-story building at 109-111 S. Marion with a shared middle interior staircase, with a three-story building then separate at 107 S. Marion. George Smith appears to have owned the 107 storefront in the 1850s, while P.C. Young owned the 111 storefront and A.W. Miller
owned the 109 storefront. On October 26, 1888, John H. Stewart bought the south 25’ (111 storefront). On February 25, 1893, Agnes Stewart bought part of Lot 4 from Whitcomb and Miller and part from the Board of Supervisors (109 storefront). In 1906, Martha Mount appears to have acquired the sliver of Lot 1 and part of Lot 4 with the 107 storefront from Ella Smith et al. These three owners then owned the three storefronts in 1908 when the buildings were reduced to two stories and facades remodeled. The 109-111 sections appear jointly remodeled, both in the Stewart family, with "Stewart Building" as the name plate above the shared middle upper story entry. Basic details were carried over onto 107 S. Marion with window differentiations, and "1908" was installed as a date plate above the centered square bay window. Thus, while work on both buildings appears to have been completed in 1908, it appears it was done with a different owner and slight variations for 107. No transfers are recorded then for Lot 4 until 1929 when the north half of the south 50 feet, or the 109 storefront, was transferred from the estate of Agnes Stewart to Charles W. Stewart. In 1934, Martha Mount and husband then sold the 207 storefront to Hazel Eicher. Thus, the history of 107 S. Marion is recorded on a separate site inventory form, under #92-00560. With the 1908 modifications to the buildings, the integrity for historic significance dates to this period, despite the likely earlier construction of the building behind the facade.

As noted, early transfer records indicate that P.C. Young owned part of Lot 4 (likely the 111 storefront) and A.W. Miller owned another part (likely the 109 storefront). An 1856 ad in the Washington Press mentions Young Drug Store in the new brick block on the west side of the square. One year later, the ad says that Owens & Ballard, successors to Young & Co., are in Young's building on the west side. In 1859, the ad changes again to say Teas & Owens successors to Owens & Ballard, are located in the Union Block, west side. In 1862, Wakefield is successor to Teas & Owens. Once more, the ads change to indicate that the Richards Brothers Drug Store is there in 1865. Transfer records from 1867 show that Phebe Young sells the south 25 feet of Lot 4 to the Richards brothers. More ads in the Washington Press report these changes in the business at 111: in 1868, Denny & Glenn Drug Store; in 1871, Lamberson & Nugent have the west side drug house; in 1885, Stewart Drug on the west side "wishes to thank the people … during my first year in Washington". Transfer records show that John H. Stewart purchased the 111 storefront in October 1888. Ads place Stewart Drug Store on the west side in 1885, 1897, and 1906. There is less information about the occupants and owners of 109 S. Marion. The 1885 Sanborn map shows that it was used as a stove store and tin shop. On the 1892 map, it is a grocery store, perhaps J.C. Smith Grocery, who advertises that he is on the west side. It continues to be a grocery on the 1902 and 1909 maps.

Several Stewart families were located in Washington in this period. Per family trees on Ancestry.com, John Harrison Stewart was a pharmacist born in 1840 in Ohio, and he married Rachel Ann Moore. They had two children that lived to adulthood: Charles Walker Stewart (1865-c.1956) and Mary Agnes Stewart (1868-c.1962). Charles W. Stewart married Maud M. Denny in January 1895, and they lived in Washington. Thus, it appears that John H. Stewart operated the drug store at 111 S. Marion from 1885 to around 1908. He bought this portion of the building in 1888. The 1900 census lists John H. Stewart (59, druggist) with wife Rachel (60), daughter Mary A. (31), sister Agnes (47, single), and nephew Walker (15). In 1893, Agnes Stewart bought the 109 S. Marion (north) half of the double-storefront
building, who likely was his sister in the 1900 census. In 1908, under their joint family ownership, perhaps that of Rachel and Agnes, the building at 109-111 was then rebuilt or remodeled to two stories with a new facade, along with work completed by the owner of 107 S. Marion at the same time. The 1910 census lists Rachel A. Stewart (widow, age 70) living with sister-in-law Agnes Stewart (age 57, single). In 1929, the north half of the south 50 feet, or the 109 storefront, was transferred from the estate of Sarah Agnes Stewart to C.W. Stewart. Assuming this was Rachel's son Charles Walker Stewart, he likely also inherited the south half (111) from his mother, as well acquiring the north half (109) from his aunt's estate. The 1930 census continued to list Charles and Maude Stewart in Washington, and he was a physician at age 65.

After the modifications and facade remodel, the 111 S. Marion storefront continued to house several drug stores. In 1910, Ross Drug Store is listed here. In 1913, T.R. Phillips opened his drug store here, listed as the West Side Drug Store in 1926 and then Phillips & Hebner into the early 1940s. He bought out his partner by 1949, and it is listed as Phillips Drug Store. The name shifted to Phillips Pharmacy by 1958 and continued into the 1960s.


111 S. Marion was B.J. Cafe's in 1989. The current occupant is Simply Spa.

After the modifications and facade remodel, a grocery business continued in the 109 S. Marion storefront. The 1910 city directory lists Stewart Grocery at this address. By 1926 it is Warren Seed Store, and directories in 1932 and 1935 list Oetjen Seed Store. They moved to 103 N. Marion by 1939. Ads from the Washington Journal in 1940 through 1958 list Spurgeon's Store here. In the 1964 city directory, it is occupied by Gambles Hardware Store. Gamble's Hardware was still here in 1989.


Evening Journal – Centennial Celebration – August 1939 - page 35 – Gamble Store – established on August 20, 1933 in Washington – located half block south of southwest corner of square on November 1, 1936 –
values in hardware, tires, radios, paint, auto accessories, and other departments – E.A. Conner – individually owned and operated – authorized agency of Gamble Stores


By 1989, Goff’s Ace Hardware was located here. The current occupant of 109 S. Marion is Advance Employment, a private, for profit company that facilitates and supervises employment opportunities for mentally and physically challenged adults.

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.


Stewart Building
Name of Property                          Washington
County
109 – 111 S. Marion Avenue
Address
City

Location map

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

109 – 111 S. Marion Avenue
Address

Washington
City

Building plans (from assessor’s website)
## Stewart Building

**Name of Property**: Stewart Building  
**County**: Washington  
**Address**: 109 – 111 S. Marion Avenue  
**City**: Washington

### Historic images

![Building in 1920s (Patterson collection)](image-url)
Stewart Building
Name of Property
109 – 111 S. Marion Avenue
Address
Washington
County
Washington
City

Building in late 1930s (Patterson collection)
<table>
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<tbody>
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109 – 111 S. Marion Avenue Washington

Address   City

Building in 1971 (Wagner 1971).
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<tr>
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<td>Washington</td>
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</tbody>
</table>

**Digital photographs**

*Photograph 92-00561-001 - East elevation, looking west (McCarley, September 20, 2011)*
Stewart Building
Name of Property

109 – 111 S. Marion Avenue
Address

Washington
City

Photograph 92-00561-002 - East elevation of Stewart Building (111-109) and Mount Building (107), looking northwest (McCarley, September 20, 2011)