1. Name of Property

Historic name: Livingston, Day, Kehoe, Meeker, & Bates Law Office

Other names/site number: Downtown Survey Map # DT-006

2. Location

Street & number: 112 S. Avenue B

City or town: Washington

Vicinity, county: Washington

Legal Description:

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

<table>
<thead>
<tr>
<th>Building(s)</th>
<th>If Non-Eligible Property</th>
<th>If Eligible Property, enter number of:</th>
</tr>
</thead>
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<tr>
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<td></td>
<td>Contributing</td>
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<tr>
<td>Site</td>
<td></td>
<td>Noncontributing</td>
</tr>
<tr>
<td>Structure</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Object</td>
<td></td>
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</table>

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)

02B03 Commerce / professional / law office

Current Functions (Enter categories from instructions)

02B03 Commerce / professional / law office

7. Description

Architectural Classification (Enter categories from instructions)

09F05 Commerce: brick front

Materials (Enter categories from instructions)

Foundation

Walls (visible material): 03 Brick & 10A Concrete block

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.

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.
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)

__________________________________________________________

__________________________________________________________

__________________________________________________________

__________________________________________________________

__________________________________________________________

Significant Dates

Construction date

1965-66

☐ 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)

<table>
<thead>
<tr>
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<th>Northing</th>
<th>Zone</th>
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<td>3</td>
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<td></td>
<td>4</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

☐ See continuation sheet for additional UTM references or comments

11. Form Prepared By

name/title Mary Patterson, Chair

organization Washington Historic Preservation Commission

date May 10, 2012

street & number City Hall – 215 E. Washington St

telephone 319-653-6584

city or town Washington

county

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: ___________________________
Livingston, Day, Kehoe, Meeker, & Bates Law Office

112 S. Avenue B
Washington

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.

Livingston, Day, Meeker, Kehoe & Bates Law Office - 112 S. Avenue B - State #92-00497 - Map #67 ~ 1

contributing building (A and C) - 1965-66 - 1960s commercial modern

Historic information:
(1935-36 - house at 112, Pleasant Inn - restaurant - 114)
1965-66 - construction of Livingston, Day, Meeker, Kehoe & Bates law offices
2012 - Day, Meeker, Lamping, Schlegel & Salazar Law offices

Architectural information:
Height: 1 story
Walls: concrete block
Storefront: -
Windows: -
Architectural details: light brick façade, multi-light windows, pent roof with brackets
Architect/Builder: -
Modifications: -

7. Narrative Description

This is a one story concrete block office building with a brick veneer facade. The centrally located primary entry is a six panel wood door with three-light sidelights with a wood bulkhead. On either side of the entry is a large divided light windows with three rows of five lights, a brick sill, and faux shutters. A brick planter, capped with slate, is located below each window and extends to the entry sidewalk. There is a shed-roof wood awning over the planters, windows, and entry door which has large wood brackets at each end. The north facade is made of concrete block and has three small two-light windows. The south facade, also concrete block, has four similar windows except the one nearest the front of the building has concrete block infill indicating the window may have originally been twice as wide. The top of the building walls has a simple concrete cap.

8. Narrative Statement of Significance

The law office building appears to contribute historically and architecturally to the Downtown Washington Historic District. This is the last of three law offices within a block to build or significantly remodel a building from 1957 to the middle of the 1960s. The construction of this building continues this trend in the historic district, and the period of significance extends through the completion of this building.
The 1943 Sanborn map shows a house, garage, and small restaurant on Lot 6. The north 60' of Lot 6 was purchased in March 1965 by Robert Day, and the building was completed by 1966, per the assessor. It originally housed Livingston, Day, Meeker, Kehoe & Bates law offices. City directories show that S.W. Livingston previously practiced for many years at 204 W. Main Street. In 1955, Livingston & Day Attorneys welcomed Everett Meeker to their practice. In 1964, Livingston, Day, & Bates are listed at this previous location. Louis Kehoe practiced for many years in Wellman, opening a second office in Washington in 1937. The Kehoe Law Office is listed at 103 1/3 N. Marion through 1964. Thus, the construction of this building appears to be the result of the continued growth of the law office.

Currently, it houses Day, Meeker, Lamping, Schlegel & Salazar Law offices.

9. Major Bibliographical References


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

Livingston, Day, Kehoe, Meeker, & Bates Law Office

Location map

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

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

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44

60

DILDG 1
[2640]

3 32
FR CANOPY NIC
[98]
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**Historic images**

none identified
Livingston, Day, Kehoe, Meeker, & Bates Law Office
Name of Property Washington

112 S. Avenue B
Address Washington

City

Digital photographs

Photograph 92-00497-001 - West and south elevations, looking northeast (McCarley, September 20, 2011)
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Photograph 92-00497-002 - North and west elevations, looking southeast (McCarley, September 20, 2011)