1. Name of Property

Historic name: Wilson Block

Other names/site number: Downtown Survey Map # DT-059b

2. Location

Street & number: 118-120 S. Iowa Avenue

City or town: 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)

<table>
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<th>Building(s)</th>
<th>If Non-Eligible Property</th>
<th>If Eligible Property, enter number of:</th>
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<td>- Total</td>
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</tbody>
</table>

6. Function or Use

Historic Functions (Enter categories from instructions)

- 02E11 Commerce / grocery
- 02E05 Commerce / hardware

Current Functions (Enter categories from instructions)

- 02G01 Commerce / cafe
- 02E Commerce / specialty store - sporting goods

7. Description

Architectural Classification (Enter categories from instructions)

09F05 Commercial: Brick Front

Materials (Enter categories from instructions)

- Foundation
- 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.  ☐ 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

Significant Dates

Construction date 1858 ☑ check if circa or estimated date
Other dates, including renovation c.1920s

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 30, 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: ________________
Wilson Block - 118-120 S. Iowa Avenue - State #92-00516 - Map #79 ~ 1 contributing building (A) - c.1858, c.1920s - early 20th century commercial

Historic information:
118: 1858 - built for William Wilson, Jr. - hardware store, 1860s-1870s - Wm. Wilson & Bros., 1890s - Wilson Hardware
120: 1870s - Kerr & Wilson - grocery - then Wilson & Beard; 1880s - Wilson, Beamer & Co - grocery; 1890s - C.M. Stinson - grocery - then Kay & Lyle
118: 1900s-1920s - Wilson Heating Company
120: 1900-1930s - R.L. Lytle Grocery
120: 1930s-1973 - Lytle Grocery
2012 - Edge2 (118), Dodici's Shop (120)

Architectural information:
Height: 3 story
Walls: brick
Storefront: remodeled - two storefronts with central entries
Windows: 1/1 windows
Architectural details: brick/concrete detail on parapet, window hoods
Architect/Builder: -
Modifications: Historic: 2-story oriel windows added after 1926; Non-historic: storefront remolds

7. Narrative Description

This is a three-story, two-storefront, brick commercial building with a two story rectangular oriel window on the second and third story of both sides. The 120 storefront has a centrally located recessed wood entry door with window. There are display windows on each side of the entry, as well as in the area that is recessed. The bulkheads are cement board with wood trim. The transom area is infilled with wood. There is a steel clad secondary entry to the second floor at the far right side of the facade. The 118 (north) storefront has a centrally located entry door recessed with angled windows leading back to the entry. The bulkheads appear to be black structural glass. A steel clad secondary entry to the second floor at the far left side of the storefront.

Above each storefront, there is a two story rectangular oriel window which covers much of the facade. These windows were added in the 1920s or early 1930s. The oriel window on the 120 (south) half is centered, with three one-over-one-light double-hung windows on the front (west) with another narrower
Wilson Block
Name of Property Washington
County

118-120 S. Iowa Avenue
Address Washington
City

one-over-one-light double-hung window on each side of the oriel window. There are also two more windows, both one-over-one-light double-hung windows, the same size as the windows in the oriel. They are shorter than the window opening so there is vinyl siding infill above each window. All these windows have replacement sashes, but they retain historic stone (or concrete) sills and lintels. The oriel window is clad in vinyl siding. At the bottom of the oriel, the profile is slightly flared. The roof of the oriel is visible, and appears to be a metal roof. The oriel window on the 118 (north) half is wider and covers the south two-thirds of this half of the building. The oriel window is likewise clad in later siding, with historic photographs showing the wood detail on the window originally. Each story has four replacement one-over-one-light double-hung windows on the front (west) and one on each side. A set of paired one-over-one-light double-hung window is located to the north (left) of the oriel window on each story with historic stone (or concrete) sills and lintels.

Though the oriel windows are different, the cornice/parapet and the window details unify both halves of the building in this later 1920s or early 1930s remodel. The cornice has a band of concrete several courses below the cap, which is also concrete. There is a modified triangular pediment at each end of the parapet and also in the middle where the two buildings meet. The pediments have a concrete diamond decoration, and three small squares of concrete below the pediment.

8. Narrative Statement of Significance

The Wilson Block appears to contribute historically to the Washington Downtown Historic District. This is one of a handful of three story buildings constructed in the downtown, and the facade was updated with a remodel and addition of bay windows in the late 1920s or 1930s. This remodel is one of several on the east side of the square and significant in the history of the building and downtown.

Transfer records in Washington before 1866 do not indicate the seller or date of sale, nor do they provide a detailed property description. This property was owned by L.D. Melville & others during this time. It was transferred to Wm. Wilson Jr. & others in Feb. 1869. In March 1872, Wm. Wilson Jr. transferred the property to C.H. Wilson with a Quit Claim Deed. A comment in the Washington Press in March 1876 says Wm. Blair (adjacent building to the south) and C.H. Wilson & Co. are building brick rear additions to their stores. An article from the Press in July 1876 comments “C.H. Wilson & Co. have now perhaps the largest and most convenient grocer house in the city.” In April 1876, an article in the Press reciting the business history of Wm. Wilson, says he came to Washington in 1856 at the age of 24 and opened a store. “He staid in that place two years, when Jonathan Wilson became a partner, and they built the three-story brick blocks where W.W. Jr., and C.H. Wilson & Co. now trade.” There are no ads for this grocery business, but the 1885 Sanborn map shows hardware at 118 and grocery store at 120. The 1887 history notes that William Wilson Jr. operated his hardware store in a three story building (22 by 130) while brother Charles had operated the adjacent grocery store. The A.O.U.W. – Ancient Order of Union Workers - Hawkeye Lodge No. 1 started on the east side of the square in
Wilson’s Block in January 1872. In 1879, the Legion of Honor was organized, meeting in the same lodge hall and with William Wilson Jr. as president (History of Washington County 1880: 558-59).

The north half of the building (118) was noted as hardware, plumber, and tin shop on the 1897 Sanborn map. The use remained the same in 1902 and 1909. The 1917 Sanborn map shows plumbing in this location. The 1910 city directory lists the Wilson Heating Company at 118 S. Iowa. They continued to be listed here in the 1926 directory.


In 1924, C.S. Lemmon acquired this property and transferred it to Margaret Lemmon. They operated the jewelry store to the north at 116 S. Iowa. After 1926, the upper facade was remodeled in conjunction with the south half of the building at 120 S. Iowa. In the 1932 directory, Ramseyer Hatchery was listed at 118 S. Iowa. The 1935 directory lists both Modernistic Beauty Studio and S & N Central Shoe Store here. The beauty shop remained here in 1941, with Rob-Air Footware replacing the earlier shoe store. Booth & Horak Shoes were here in 1950. Horak Shoes was listed here by 1952, followed by Wittrig Shoe Store in 1956 and 1964.


The south half of the building (120) continued to operate as a grocery store for the next century. The store of Kerr & Wilson evolved to C.H. Wilson & Co and then to Wilson & Beard. They became Wilson, Beamer & Co, and then it was sold to C.M. Stinson. He sold it to Kay & Lytle. This firm is listed here in the 1910 city directory. In 1900, R.L. Lytle began to operate the grocery store at 120 by himself, and by 1926 it is listed as Lytle Grocery. The Jenkins family owned both halves of the building in the early 20th century, and he bought the south half from E.R. Jenkins in July 1920. After 1926, the upper facade of the building was remodeled in Lytle Grocery continued to be listed here through the early 1950s. In 1956, it was Lytle Foods at 120 S. Iowa. Bob and Grace Lytle continued the store here until 1973.

Wilson Block

Name of Property: Wilson Block
County: Washington

Address: 118-120 S. Iowa Avenue
City: Washington

Wilson, Beamer & Co – sold to C.M. Stinson – sold to Kay & Lytle – R.L. Lytle alone for last 26 years – east side of square


In 1989, Gibson's Shoe Center operated at 118 and Tober's operated at 120. In 2012, 118 is a sportswear/custom embroidery shop, and 120 is a restaurant.

9. Major Bibliographical References


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


Wilson Block
Name of Property Washington
118-120 S. Iowa Avenue Washington
Address City

Location map

2009 aerial photograph (Washington County) – line indicates survey/research area boundary
Wilson Block Washington
Name of Property County
118-120 S. Iowa Avenue Washington Address City

Building plan (from assessor's website)

118 120

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Wilson Block
Name of Property
118-120 S. Iowa Avenue
Address

Historic images

East side of the square in the 1890s (Patterson collection)
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East side of the square around 1911 (Patterson collection)
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</table>

Building in late 1930s (Patterson collection)
Wilson Block
Name of Property
118-120 S. Iowa Avenue
Address

Washington
City

Digital photographs

West side (facade) of building, looking east (McCarley, September 20, 2011).