1. Name of Property

historic name     Winfield Smouse Block

other names/site number     Downtown Survey Map # DT- 140

2. Location

street & number     112-114 E. Washington 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)     Lot 8 W 44.6' and Lot 5 W 44.6 ft. of S 24 ft.

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)     If Non-Eligible Property     If Eligible Property, enter number of:     Non-Contributing     Contributing
- site
- structure
- object

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)

02B  Commerce / professional - real estate office     11D03 Health Care / medical office

02A08  Commerce / laundry     02G  Restaurant

09A10 Agricultural processing / creamery

7. Description

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

09F05 Commerce: brick front     foundation

walls (visible material)     05F Steel

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)

Significant Dates
Construction date  
1891  
☐ 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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☐ 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:  

□
Winfield Smouse Block - 112-114 (110-112) E. Washington - State #92-00595 - Map #81 ~ 1 non-contributing building (clad) - 1891, c.1980s - Late Italianate (clad)

Historic information:
1891 - F.E. Swift built $5,000 block for Winfield Smouse
112: 1892 - Smouse & Keeley Real Estate; 1897 - vacant; 1902 - print shop; 1909 - Unique Theater; 1917 - grocery store
114: c.1891-1903 - Washington Steam Laundry (R.F. Smith); 1903 - bought by J.A. Crawford; c.1910-13 - Means Laundry (Charles A. Means); 1917 - motorcycle shop
114: 1920-1928 - Brown's Tire Shop (Maynard "Bill" Brown); c.1930-c.1935 - Minick's Midway Café; 1935-c.1940 - Leffler's Café; 1940s - Gidley's Café; 1949 - Steakhouse Café; 1950s - White Front Café
2012 - Eastern Iowa Chiropractic Center and Massage Therapy (112-114)

Architectural information:
Height: 2 story
Walls: brick (clad)
Storefront: remodeled and clad
Windows: 1/1 windows
Architectural details: obscured by cladding
Architect/Builder: F.E. Swift (brick)
Modifications: Historic: -; Non-historic: c.1980s - building clad in metal siding

7. Narrative Description

This is a two-story, two-storefront, brick commercial building which has been clad in metal siding. Thje building faces E. Washington to the south. The storefront on the first story is clad in fluted brushed aluminum, which wraps around the left corner and extends about 12 feet along the alley on the west. There are two storefronts. The entry door of the left hand store front is at the far left side of the building, and the entry of the right hand store front is at the far right hand side. A large window is centered on each storefront. In the middle of the facade there is a secondary entrance to the second story. Two openings, one of either side of the east window, have been left in the aluminum facade to show the bricks behind the siding. A horizontal aluminum canopy extends over the sidewalk for the length of the building. The second story and cornice are clad in turquoise steel siding. The siding flares out at the top of the building, over the cornice. There are six small one-over-one-light double-hung windows on the second story and one more window of the same size and shape on the alley (west). Here the steel
siding also wraps around the building and extends about 12 feet. The remainder of the alley/west elevation is covered in stucco.

8. Narrative Statement of Significance

Due to the metal cladding obscuring the historic features and materials, this building is counted as non-contributing in the Washington Downtown Historic District. The building should be reassessed if this cladding is removed, and this alone may be sufficient to reclassify it as contributing.

The property was transferred to Leonard and Winfield Smouse in November 1879. The earliest Sanborn map (1885) shows an empty lot. The 1892 Sanborn map shows the building, and the Washington Press (May 1892) advertises Smouse & Keeley Real Estate / Office in new block, east of Wm. Blair & Son's, which was located on the southeast corner of the square, just across the alley from this building. Construction in 1891 included F.E. Swift building Winfield Smouse's block for $5,000, which appears to be this building (Washington Press, December 23, 1891, 3). Smouse owned and developed other real estate, particularly platting new residential neighborhoods, in this period (Burrell 1909, Vol. 1: 38, 437). Historic photographs show a simple brick, two-storefront, block with a metal corner and center pediment.

On the 1892 Sanborn map, the west storefront (then 110) is real estate and the east one (then 112) is a steam laundry. In 1897, the west store is vacant, and a steam laundry continued in the east half, with the addition of a one-story rear addition. In 1902, the west half has also gained a one story addition. The west store is now a print shop, and the steam laundry continues to occupy the east side. The laundry has not been positively identified, but R.F. Smith started the first steam laundry in Washington in summer 1891, known as Washington Steam Laundry in 1893 (“Men Who Make a City,” Washington Gazette, January 6, 1893, 5). In 1896, J.A. Crawford opened a second steam laundry, and he took over Smith's laundry in 1903 (Burrell 1909, Vol. 1: 426). Thus, the first steam laundry in Washington appears to have been located in this building.

In 1909, the west half has a theater showing motion pictures, and the steam laundry continues on the right side. In 1910, C.A. Means Steam Laundry and Bath Rooms is listed in the city directory at 112 E. Washington (east half). An article in 1913 notes that Charles Means will continue his operations with an office on the square, but will build a new laundry building three blocks to the south (“New Laundry Building,” Evening Journal, April 26, 1913, 2). Huysman Tailor is listed at 110 1/2 E. Washington in the 1910 directory as well. The theater appears to be the Unique Theatre, per the Sanborn map. No further information is known on this theater. The 1917 Sanborn map shows a grocery store on the west half (110) and a motorcycle shop on the east half (112).

The 1926 telephone directory lists Reister Creamery in the west half store, renumbered to 112 E. Washington. Their main plant location (poultry, eggs, cream) was further north near the railroad tracks.
Winfield Smouse Block

Name of Property: Washington
County:

Address: 112-114 E. Washington Street
City: Washington

The 1931 Sanborn map indicated a creamery is still there and shows the west half as 112. Reister Creamery is listed at 112 E. Washington in the Evening Journal, Progress Edition, October 1933, manufacturing Washington Butter for 12 years. The creamery was moved to the main plant operations by 1936 (Evening Journal – Washington County Centennial Celebration – July 1936 - page 87). The 1935 directory lists Askea Produce in the west half. In 1937, William M. Tweeten took over the Washington Dairy and moved to this location. In the 1941 telephone directory, Washington Dairy occupies the west half. The 1943 Sanborn map shows the addresses shifted to 112 as the west half. Washington Dairy continues to be listed here in the 1952 and 1956 directories. 


The 1926 telephone directory lists Brown’s Tire shop in the east half, renumbered to 114 E. Washington. Maynard (Bill) Brown opened his tire and vulcanizing shop here on October 13, 1920, and he also had a gas pump at the curb and sold motor oil. He was here until 1928 when he bought Courtesy Corner (Evening Journal, Progress Edition, October 1933; Evening Journal – Washington County Centennial Celebration – July 1936 - page 49; “Bill Brown in Auto Business for Many Years,” Washington Evening Journal, 60th Anniversary Edition, February 27, 1953, 26). The 1932 telephone book lists Minick’s Midway Cafe in the east half at 114 E. Washington. Minick’s is also listed here in 1935 (telephone directory). Leffler’s Cafe is listed in this general location in 1937, and a 1939 article notes that they opened here on December 17, 1935, and they remodeled their space in 1936. They were still here in 1939 (Evening Journal – Centennial Celebration – August 1939 - 19). Gidley’s Cafe is in the east half in the 1941 directory. Gidley’s is succeeded by the Steakhouse Cafe (by 1949) and The White Front Cafe (here in 1952 & 1956).

The building was sold to W.M. Tweeton in June 1954. In the 1964 city directory, Tweeton Real Estate and Time Loan Company occupy the west storefront, and the east side is vacant.

The current occupant, who uses the first story of both halves, is Eastern Iowa Chiropractic Center and Massage Therapy.
Winfield Smouse Block  Washington
Name of Property  County

112-114 E. Washington Street  Washington
Address  City

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.


Winfield Smouse Block
Name of Property: Washington
Address: 112-114 E. Washington Street
City: Washington
County: Washington

Location map

2009 aerial photograph (Washington County) – line indicates survey/research area boundary
Winfield Smouse Block                                      Washington
Name of Property                                          County
112-114 E. Washington Street                             Washington
Address                                                  City

Building plan (from assessor’s website)
Winfield Smouse Block  |  Washington
Name of Property       |  County
---                    |  ---
112-114 E. Washington Street |  Washington
Address               |  City

Historic images

![Postcard from 1910 showing building at right (Patterson collection)](image-url)
Winfield Smouse Block  
Name of Property: Winfield Smouse Block  
Address: 112-114 E. Washington Street  
City: Washington  
County: Washington  

Part of building in 1971 (Wagner 1971)
Winfield Smouse Block  Washington
Name of Property  County

112-114 E. Washington Street  Washington
Address  City

Digital photographs

Photograph 92-00595-001 - West and south elevations, looking northeast (McCarley, September 20, 2011)