Site Inventory Form
State Inventory No. 92-00594 ☑ New ☐ Supplemental
State Historical Society of Iowa
(November 2005)
☑ 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   Iowa Gas & Electric Company
other names/site number  Downtown Survey Map # DT-158

2. Location

street & number   111 East 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)

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:
☐ district Enter number of: Contributing Noncontributing
☐ site buildings 1 buildings
☐ structure sites ☐ structures
☐ object structures ☐ objects
☐ Total ☒ 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)

02G01: cafe, 02B Professional – tax preparation   02E: specialty store -electronics
02E08: beauty salon

7. Description

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

09F05: Commercial / brick front foundation 04: stone – 8” limstone & brick

walls (visible material) 03: brick – 8” thick

roof 02: 3-ply compo/wood deck

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

Significant Dates

Construction date 1902

☑ check if circa or estimated date

Other dates, including renovation

c.1950s, 1970s

Significant Person

(Complete if National Register Criterion B is marked above)

Architect/Builder

Architect
unknown

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>
<th>Zone</th>
<th>Easting</th>
<th>Northing</th>
<th>Zone</th>
<th>Easting</th>
<th>Northing</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td></td>
<td></td>
<td>2</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3</td>
<td></td>
<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  Stacy A. Nielsen, volunteer  Rebecca L. McCarley, consultant, Davenport

organization  Washington Historic Preservation Commission  date  July 19, 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:  
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.

Iowa Gas and Electric Company - 111 E. Washington - State #92-00594 - Map #88 ~ 1 contributing building
(A) - c.1902 - Queen Anne (modified)

Historic information:
c.1902 - built for Winfield Smouse - owned until 1920; 1906-1924 - Iowa Gas and Electric Company
1925-c.1926 - Iowa Southern Utilities office
1937 - Morgan's Café; 1940 - Gidley Café
c.1942-c.1973 - State Café (operated by Max & Twila Owens in 1950s)
1975 - H&R Block
2012 - Computer Xstream

Architectural information:
Height: 2 story
Walls: brick
Storefront: c.1950s - permastone
Windows: oriel window replaced
Architectural details: metal cornice with brackets, arch center, and rosettes

7. Narrative Description
This is a two-story brick building built around 1902. The storefront appears remodeled in the 1950s or 1960s with permastone applied. Likewise, the oriel window on the second story was removed and replaced with a permastone section with a picture window and flanking double-hung windows, though this was completed after the 1971 photograph. The original decorative cornice remains. The cornice has larger brackets at the ends, and paired ones that separate the cornice into three sections. A row of circles are at the bottom of the cornice. The center section has a large semi-circle arch pediment.

8. Narrative Statement of Significance
The Iowa Gas & Electric Company building appears to contribute historically to the Washington Downtown Historic District.
CH Wilson & wife and FE Lamphere & wife sold this property to a TT Keeley on February 5, 1890. TT. Keeley & wife sold property to a Rachael A. Riley on April 7, 1891. The 1892 Sanborn map lists the property as a single family dwelling. Directory for 1894 has no listing for this site. Rachael A. Riley sells to JH Young on April 24, 1894. JH Young sells to Winfield Smouse on January 9, 1895. A small one-story repair shop is shown on the 1897 Sanborn map.

Winfield Smouse built this two-story building sometime between the 1897 and 1902 Sanborn maps. The 1902 Sanborn map listed the property as vacant, so it was perhaps recently completed at this time. Thus, 1902 is used as the construction date. In 1906, the Washington Illuminating Company (owned by Smouse) was sold to The Iowa Gas and Electric Illuminating Company (owned by the Carson brothers) for $36,500. The new company replaced lines and upgraded services (Burrell 1909, Vol. 1: 417). An ad in the Evening Journal on May 1, 1906 notes that the Iowa Gas & Electric was located at 111 E. Washington. It is possible that Smouse's company was previously located here as well. The 1909 Sanborn map shows Iowa Gas and Electric Company here. They continue to be listed here in advertisements through 1918. The 1917 Sanborn map shows electrical supplies here. The 1910 directory lists Dr. Ida Bailey "specializing in diseases of women and children" at 111 1/2 E. Washington.

Winfield Smouse & wife sold the building to Mary V. Anderson on October 30, 1920. Iowa Gas and Electric Company was bought by Iowa Southern Utilities Company in 1924. They bought the adjacent building at 109 E. Washington in 1925, apparently using both storefronts. Iowa Gas & Electric Company had expanded through the early 20th century, with other towns added in 1916 and 1917 to their operations. Over 500 farm customers were added from 1918 to 1921. All their equipment and plants were sold in 1924 to Iowa Southern Utilities Company, headquartered in Centerville. By 1926, it was one of the largest utility companies in Iowa, serving 144 communities in 25 counties in southeast Iowa ("The ‘Evolution’ of Gas and Electricity in Washington," Evening Journal, April 3, 1926, 37 (E)). The 1931 Sanborn map shows a store at 109 and office at 111 E. Washington with a opening between the spaces. An electrical shop and supply store is in the rear section of 109.


On May 10, 1937, the Washington Evening Journal ran an ad for Morgan's Cafe "west of State Theater" – Mother's Day special chicken dinner. This appears to be this building. Howard L. Anderson & wife sell property to a Edna May Alcorn on June 16, 1939. By 1940, Gidley Cafe opened in 111 E. Washington, with Iowa Southern Utilities at 109 E. Washington only. The 1941 city directory lists Washington Cafe at 111 and Ronald E. Jenning, Jas. R. Jenning and WE Morgan at 111 ½ E.
Washington. A 1943 photograph shows the original facade of the building with a cafe opened here. The 1943 Sanborn map shows a restaurant here.

A “Mother's Day Special” advertisement ran in the Washington Evening Journal for the State Cafe – 3 doors west of the State Theater - on May 7, 1943 on page 8. State. The 1950's research lists State Cafe at 111 E. Washington and 111 ½ for a Mrs. WL Alcorn. In 1953, the State Café was operated by Max and Twila Owens. The 1964 directory continues to list the State Cafe at 111 E. Washington.

On April 8, 1967 Helen Alcorn Cressey & husband (formerly Helen G. Alcorn) sold the property to Max W. and Twila Owens. The 1971 photograph shows the State Cafe here, with air conditioning and fountain service. The permastone storefront is in place by this date. The oriel window remains on the second story, replaced at a later date.

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.


Iowa Gas & Electric Company
Name of Property                                    Washington
County

111 East Washington Street
Address
Washington
City

Location map

2009 aerial photograph (Washington County) – line indicates survey/research area boundary
<table>
<thead>
<tr>
<th>Iowa Gas &amp; Electric Company</th>
<th>Washington</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name of Property</td>
<td>County</td>
</tr>
<tr>
<td>111 East Washington Street</td>
<td>Washington</td>
</tr>
<tr>
<td>Address</td>
<td>City</td>
</tr>
</tbody>
</table>

Building plan (from assessor's website)
<table>
<thead>
<tr>
<th>Name of Property</th>
<th>County</th>
</tr>
</thead>
<tbody>
<tr>
<td>Iowa Gas &amp; Electric Company</td>
<td>Washington</td>
</tr>
<tr>
<td>111 East Washington Street</td>
<td>Washington</td>
</tr>
</tbody>
</table>

**Historic images**

The War Bond auction in 1943 had a crowd gathered on Washington Street near the State Theater with items for sale such as dressers and a piano.
Iowa Gas & Electric Company                                                                                   Washington  
Name of Property                                                                                          County  
111 East Washington Street                                                                                Washington  
Address                                                                                                  City  

Building in 1971 (Wagner 1971)
Iowa Gas & Electric Company

Name of Property: 111 East Washington Street

Address: 111 East Washington Street

City: Washington

County: Washington

Digital photographs

Photograph 92-00594-001 - North elevation, looking south (McCarley, September 20, 2011)