1. **Name of Property**

   historic name   Iowa Southern Utilities Store

   other names/site number   Iowa Gas and Electric Building, Downtown Survey Map # DT-062

2. **Location**

   street & number   109 East Washington

   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)

   ☑ building(s)

   ☐ district

   ☐ site

   ☐ structure

   ☐ object

   **Number of Resources within Property**

   If Non-Eligible Property Enter number of:  

   If Eligible Property, enter number of:  

   Contributing Noncontributing

   building(s)  buildings  1  buildings

   sites  sites  

   structures  structures  

   objects  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)

   02E Commerce - specialty story - electric

   02E09: Commerce - specialty story - furniture

   02G: restaurant

7. **Description**

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

   09F05: Commercial / brick front

   **Materials** (Enter categories from instructions)

   foundation  04: stone

   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: 1888
- Other dates, including renovation: c.1917 facade

Significant Person
- Architect/Builder

Architect

Builder

Narrative Statement of Significance (SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED)
9. Major Bibliographical References
Bibliography

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: Stacy A. Nielsen, volunteer
organization: Washington Historic Preservation Commission

Rebecca L. McCarley, consultant, Davenport

date: July 18, 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: ________________________
Iowa Southern Utilities Store - 109 E. Washington - State #92-00593 - Map #89 ~ 1 contributing building (A) - 1889, c.1918 façade, c.1992 - Classical Revival (façade remodel)

Historic information:
- 1889 - Shrader & Son built $2,000 store for Schneider Bros
- 1889-c.1899 - Schneider Bros Grocery/Hardware here
- c.1900-1907 - Wilson Heating and Supply Co; 1907-1912 - Wilbur Miller Undertaker; 1910s - vacant
- 1950s - Kiple & DePranger Furniture
- 1964 - Speed's Furniture
- 1980s - Dino's Restaurant
- 2012 - Dino's Pizza and Steakhouse

Architectural information:
- Height: 2 story (1 story rear?)
- Walls: brick
- Storefront: black structural glass at base - rest covered in 1980s
- Windows: 1/1 aluminum
- Architectural details: stone pilasters, window trim, frieze with medallions and carved detail
- Architect/Builder: Shrader & Son (contractor - 1889)

7. Narrative Description

The property at 109 East Washington Street was originally a two-story building. The facade of an earlier 19th century building was remodeled in the Classical Revival style. The storefront was remodeled in the 1950s, as seen in the 1971 photograph. Wood paneling now covers the upper portion of the storefront, with panels also on the lower quarter. The entry is at the far right. The storefront cornice remains intact, and it is likely that the "Iowa Gas and Electric Building" inscription is present under the cornice line, under the paneling. This inscription suggests that the facade remodeling then dates to shortly after 1917 when Iowa Gas and Electric Company acquired this property, or at least prior to the sale of the company to Iowa Southern Utilities in 1924. The second story has a centered large window grouping, with a large center window and one-over-one-light double-hung narrower side windows. The opening is accented by stone pilasters, sill, and cornice. The edges of the facade are also accented in stone or concrete blocks, extending to the frieze with medallions across the top of the building. The cornice has decorative bands as well. The facade remodel continued around the front portion of the west side elevation. An earlier second story
connection to the Columbian Block to the west was still here in 1971 and later demolished. The second story of the rear building suffered severe deterioration in the 1980s and into the 1990s, resulting in the demolition of the second story of the majority of the building to the rear around 1992. Concrete block was utilized to infill the top of the remaining brick wall, and a new roof structure was installed. The original brick wall along the west alley has four tall window openings and one door opening, all filled with concrete block.

8. Narrative Statement of Significance

The Iowa Southern Utilities Store appears to contribute historically to the Washington Downtown Historic District. While the building has lost the second story on the rear portion, the appearance from the street within the historic district continues to be a two-story building, with details of the c.1917 facade remodel clearly evident.

Original construction of this brick building appears to date around 1888. The 1885 Sanborn map shows an earlier house on this property. In 1887 Eugene Schneider bought the property at a sheriff's sale, with ownership cleaned up in 1888. And again, in 1888 with a CV Yanett as referee on April 12th of that year. Shrader & Son built a $2,000 store for Schneider Bros in 1889 (Washington Press, January 1, 1890). The 1892 Sanborn map shows a two-story building used as a store for stoves and hardware. In May 1895, the “Schneider Bros. Grocery” advertised as one door east of Old Opera Bldg – Hardware, stores, tinware and farm machinery were items for sale. Al Roe worked here as a tinner from 1892 to 1896, later opening his own shop. The 1897 map shows a hardware store, with a tin shop and implement warehouse in a rear addition. In 1899, Joseph Schneider & George Schneider sold the property to Margaret Schneider on April 24, 1899. Then in 1900 a sale was recorded between Mr. Frank Schneider et al to Margaret Schneider on December 19th.

In 1897, Wilson, Beamer & Co advertised gas lights/plumbing/gas fittings, and a c.1900 postcard shows Wilson Heating and Supply Company. They moved to 118 S. Iowa by the 1910 directory. The 1902 Sanborn map lists a 2-story building with plumbing in the front and a tin-shop in back. A second story walkway extends from the west side of the building into the rear of 200 S. Iowa.

On March 3 1902, Marguerite Schneider, widow sold the property to Mr. Eli Wagner and George J. Clapper. On September 10th of 1907, Eli Wagner's estate sold the property to Wilbur Miller. The 1909 Sanborn map shows undertaking as the use, with the rear section as a garage. According to the 1910 City Directory, Wilbur Miller operated here as an undertaker. This building was apparently not sufficient for his operations, as he then built a modern funeral home at 116-118 E. Main from April 1911 to February 1912. He then moved to this building. The 1917 Sanborn map shows this building as vacant.

Transfer records show that Wilbur Miller & wife sold the property to Iowa Gas and Electric Co, on February 8, 1917. Iowa Gas Electric Co. was listed and advertised in the Washington Evening Journal as next door at 111 E. Washington from 1906 to 1918, and they may have expanded into this space.
Iowa Gas and Electric Company sold the property in June 1925 to Iowa Southern Utilities Co. It was likely around this time that the facade was remodeled to the current design. Iowa Gas & Electric Company has 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 1935 and 1941 telephone directories list Iowa Southern Utilities here. A 1943 photograph shows the current facade of the building with Iowa Southern Utilities here and a cafe opened at 111. The 1943 Sanborn map shows a store in front and electrical shop and supply store in the rear of 109.

The 1931 Sanborn map shows a store here 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.


In 1970 Chester G. McChurch & wife etal., (Orba Little,est.) sell property to Leo Reinhart for $26,500 on September 30, 1970. In 1980 the building became Dino’s restaurant, which is still in operation.

The building permit office file has photos of the building showing severe deterioration, and one of them shows the second story on the alley. The date on the photo is March 19, 1990. There are then several letters warning the owner about imminent collapse, and an engineer’s report. The last date on this communication is October 16, 1992, stating that the repairs have been completed and the building may be occupied as soon as the sink and dishwasher are installed. Thus, it appears that the second story of the rear portion of the building was demolished in 1992.
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 Southern Utilities Store
Name of Property
109 East Washington
Address
Washington
City

Location map

2009 aerial photograph (Washington County) – line indicates survey/research area boundary
Iowa Southern Utilities Store

109 East Washington

Building plan (from assessor’s website)
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Historic images

![Historic image](image_url)

*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.*
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Building in 1971 (Wagner 1971)
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**Digital photographs**

Photograph 92-00593-001 - North and west elevations, looking southeast (McCarley, September 20, 2011)