Site Inventory Form
State Historical Society of Iowa
(November 2005)

State Inventory No.  92-00520
☐ New ☐ Supplemental
☐ 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  Wagner Building

other names/site number  Downtown Survey Map # DT-062

2. Location

street & number  208 S. Iowa Avenue

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:  Contributing Noncontributing
☐ district
☐ site
☐ structure
☐ object

Enter number of:

- buildings
- sites
- structures
- objects
- 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)

02E12 – butcher  02B - professional office - real estate

02E07 - Photographer

02E09 – furniture

7. Description

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

09F05 – commercial / brick front  foundation  04C: limestone

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 “✓” 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
1889
☐ 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
Shrader & Son

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     Stacy A. Nielsen, volunteer     Rebecca L. McCarley, consultant, Davenport
organization    Washington Historic Preservation Commission
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 entry.
☐ 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: __________
Wagner Building - 208 S. Iowa Avenue - State #92-00520 - Map #92 - 1 contributing building (A) - 1889 - Queen Anne

Historic information:
5-1889 - J.M. Wagner's brick building under construction - built by contractor Shrader & Son - first occupied by Bush and Van Nostrand's meat market and Armstrong's photography gallery; 11-1892 - Kuhn - butcher, Foley - photographer
1902 - grocery/meats on 1st, photography on 2nd; 1910 - Royal Market - meats - R. Stuart & Son
1917-1924 - Kurtz & Dankwart moved meat market here - then to 204 in 1924
1925-1933 - Dick's Second Hand Store; 1933-1950s+ - Dick's Furniture Store
2012 - ReMax real estate

Architectural information:
Height: 2 story
Walls: brick
Storefront: brown brick with large windows and two entries at left
Windows: 1/1 aluminum
Architectural details: oriel window, metal cornice and rosettes
Architect/Builder: Shrader & Son (contractor)
Modifications: Historic: -; Non-historic: 1960s/70s - storefront remodel

7. Narrative Description

This is a two-story red brick building. The storefront is light brown brick, likely dating to a 1960s/70s remodel. The second story entry and storefront entry are located at the left, with two large storefront windows to the right. A double-hung window opening with segmental brick arch lintel on the left of the second story has a later smaller window installed. The oriel window to the right on the second story has been partially clad in wood paneling, and it also has replacement windows and a later awning. The metal cornice has a large bracket at the right end and two smaller middle brackets. It ends at the large bracket of the adjacent building. The frieze has small rosettes. The second story only goes back about half way to the alley, and the second story wall is covered with a light colored siding. A one-story brick addition/section then extends to the alley. There is a taller window opening with a shorter double-hung window installed on the left side. Below this is a basement window. To the right are a concrete dock and steps extending out from the building into the alley. A newer rear door has been installed with a older wood awning covering the door. Older metal fire escape stairs start at the dock and run to the south side of the roof in front of the rear window.
8. Narrative Statement of Significance

The Wagner Building appears to contribute historically to a Washington Downtown Historic District.

The 1885 Sanborn map show no building. J.M. Wagner purchased the property, and he owned it until 1901. The Gazette on May 8, 1889 notes that Wagner’s brick building, when finished, will be occupied by Bush and Van Nostrand’s meat market and Armstrong’s photography gallery. The end of the year construction notes for 1889 note that Shrader & Son built a $2000 store for J.M. Wagner (Washington Press, January 1, 1890). The 1892 Sanborn map shows a store on the first story and photography on the second story. At the time of the Graham Opera House fire in November 1892, Wagner’s brick was occupied by Kuhn, butcher, and Foley, photographer (“Opera House Burned,” Washington Press, November 30, 1892). The 1897 Sanborn map shows a grocery store here.

Ownership went from JM Wagner to AA Wagner on March 18, 1901. The 1902 Sanborn shows grocery on the 1st floor and photo on the 2nd story. The 1909 Sanborn shows “meat” in the store front, with rendering in the rear section. The 1910 city directory lists “The Royal Market” - R. Stuart & Son” - as south of the post office (204). It also lists “Seton Dental Office” on the second floor at 208 ½ South Iowa Avenue (pg 13B). The 1917 Sanborn Map shows “grocery & meat”.


Kurtz & Dankwart – moved one door south of present location (204 S. Iowa) in 1917 (one door south is express office, so likely here - 208 S. Iowa) – Kurtz took over – moved to 204 S. Iowa nine years ago (1924) – Frank and Boice Kurtz – meat market – also line of groceries

The 1926 City directory then lists Dick's Second Hand Store at 208 S. Iowa. The name shifted to Dick's Furniture Store by the 1935 city directory, and it continued to be listed here in the 1941 city directory. Richard (Dick) Paul Hayes are listed at 208 ½ South Iowa in 1935.


Wagner Building

208 South Iowa Avenue.

Name of Property

Address

Washington

City

On October 4, 1961, Richard (Dick) Paul Hayes & wife sold the property to Donald D. & Ethel V. Dayton.

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.


Wagner Building
Name of Property
208 South Iowa Avenue.
Address
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City

Location map
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**Building plan (from assessor's website)**

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Wagner Building Washington
Name of Property County
208 South Iowa Avenue. Washington
Address City

Historic images

Building in 1971 (Wagner 1971)
Wagner Building
Name of Property                                    Washington
208 South Iowa Avenue.                             County
Address                                            City

Digital photographs

Photograph 92-00520-001 - West elevation, looking east (McCarley, September 20, 2011)
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- Photograph 92-00520-002 - Detail of west elevation, looking east (McCarley, September 20, 2011)