Site Inventory Form
State Inventory No. 92-00528  ☑ New  □ Supplemental
Part of a district with known boundaries (enter inventory no.)
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  Bean's Pharmacy

other names/site number  American Petroleum Company, Downtown Survey Map # DT-062

2. Location

street & number  222 South 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) South 44 ft of lot 5

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  1 buildings  —  — buildings
☐ structure  — sites  — sites
☐ object  — structures  — structures
  — objects  — objects
  1 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)

14D09: automotive service or repair  11D01: pharmacy


7. Description

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

foundation  10A: concrete block
walls (visible material)  06: stucco
roof  08A: shingle 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  
1950  ☑ check if circa or estimated date

Other dates, including renovation  
1977

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)

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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  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:
Bean's Pharmacy

This is a one-story gas station converted for use as a pharmacy in 1977. The exterior appearance with gables and half timbering dates to this remodel. The exterior walls are constructed with 8" concrete blocks and tile, which is clad in stucco and the half timbering detail. The roof is clad in asphalt shingles, and the structural floor is concrete. Interior framing is light metal. The west side has a gable roof with a smaller gable roof canopy over the entry and an aluminum window. Another square aluminum window is outside of the cover to the south of the entry. The south side has a large gable, with shed-roof canopies over a large square window on the west and an entry on the east portion. A smaller window is located between these two openings. A large metal clad two-story addition was constructed on the east side in 2008. The sign on the southwest corner of lot is the historic gas station sign redone for the pharmacy.

8. Narrative Statement of Significance

While Bean's Pharmacy partially reuses an old gas station on this site, the exterior appearance of the building dates to remodeling for the pharmacy in 1977. A large addition was later also added on the east side. Thus, the building does not retain historic integrity from prior to 1977, and it would be non-contributing in the Washington Downtown Historic District. Since it sits on an edge/corner of the district, it has then been excluded from the district boundary. When the 1977 remodel becomes 50 years old, the building should be reassessed as this is an interesting remodel and adaptive reuse.

The store on the 1931 Sanborn map was replaced with a gas station set back from the corner by the 1943 Sanborn map. The 1941 city directory lists American Petroleum Company here. On March 3, 1948, Marshall E. and Joan H. Smith sold this property to Howard Ballou. Ballou Oil Company, dealers in American Petroleum products, is advertised in the Journal here on May 1, 1952. The 1956 telephone directory again lists the American Petroleum Company here. The Ballou Oil Company is listed here in the 1964 directory.

Howard & Helen Ballou sold the property to Don L. Hanson, Kennith L. Hanson and James O. Hewitt on August 15, 1977. They remodeled the building, reusing the north wall and part of the west wall within the new building. The south and east walls were rebuilt. The entire exterior was then finished in a Tudor style, with timbers and stucco. The old Conoco sign was sandblasted and painted as the sign...
Bean's Pharmacy

Name of Property: Bean's Pharmacy
County: Washington

Address: 222 South Iowa Avenue
City: Washington

for Bean's Pharmacy. Ed and Linda Bean opened the pharmacy in 1978. Hewitt and the Hanson brothers then sold part interest to in the building to Edward P. and Linda Bean on May 9, 1983, and additional interest on April 5, 1985.

The business was sold to Scott and Tori Lumberg in 1998, and they bought the building in 2008. They then sold both the business and building to John Thompson in April 2008. He built an addition on the east side. Bean's Pharmacy continues to operate here.

9. Major Bibliographical References


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

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Location map

2009 aerial photograph (Washington County) – line indicates survey/research area boundary
Bean's Pharmacy  Washington
Name of Property  County

222 South Iowa Avenue.  Washington
Address  City

Building plan (from assessor’s website)
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Digital photographs

Photograph 92-00528-001 - West and south elevations, looking northeast (McCarley, September 20, 2011)
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222 South Iowa Avenue.

Address: 222 South Iowa Avenue.
City: Washington

Photograph 92-00528-002 - West and south elevations, looking northeast (McCarley, September 20, 2011)
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Photograph 92-00528-003 - West elevation, looking east (McCarley, September 20, 2011)
Bean's Pharmacy
Name of Property
222 South Iowa Avenue.
Address
Washington
County
Washington
City

Photograph 92-00528-004 - South side of east addition, looking northeast (McCarley, September 20, 2011)