1. Name of Property

historic name Commercial Building

other names/site number Downtown Survey Map # DT- 155

2. Location

street & number 105 W. Washington Street

city or town Washington

Legal Description: (If Rural) Township Name ___________ Township No. ___________ Range No. ___________ Section ___________ 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

<table>
<thead>
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<th>If Non-Eligible Property</th>
<th>If Eligible Property, enter number of:</th>
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</thead>
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<td></td>
<td>☐ contributing buildings ☐ noncontributing buildings</td>
</tr>
<tr>
<td>☐ district</td>
<td></td>
<td>☐ contributing sites ☐ noncontributing sites</td>
</tr>
<tr>
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<tr>
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<td></td>
<td>☐ contributing total ☐ noncontributing total</td>
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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)

<table>
<thead>
<tr>
<th>Historic Functions</th>
<th>Current Functions</th>
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</thead>
<tbody>
<tr>
<td>02E05 hardware store 02E12 butcher</td>
<td>02E / 09G Horticulture - floral shop</td>
</tr>
<tr>
<td>09A eggs 11D03 dentist</td>
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<td>09G Horticulture - floral shop</td>
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7. Description

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

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<thead>
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<th>Materials</th>
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<td>foundation 04C Limestone</td>
</tr>
<tr>
<td>05B Italianate</td>
<td>walls (visible material) 03 Brick</td>
</tr>
<tr>
<td></td>
<td>roof</td>
</tr>
<tr>
<td></td>
<td>other</td>
</tr>
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</table>

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
- 02: Architecture

Significant Dates
- Construction date: 1860s
- Other dates, including renovation: check if circa or estimated date

Significant Person
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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</table>

[ ] 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 3, 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 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:  [ ]
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.

**Commercial building - 105 W. Washington** - State #92-00602 - Map #102 ~ 1 contributing building (A and C) - c.1860s - Italianate

**Historic information:**

- 1856 - D.H./A. Hott opened "Hott Stoves" on south side - A. Hott moved stove/tinware business in 10-1872 to north side
- 10-1872 - Perry & Hise opened egg business in old room of Hott - bought bldg in 12-1872; "eggs" here in 1885 - various names (Hise & Reister, Hise & Chilcote) - 1890 - Hise & Co moved egg/poultry business to near railroad and Hise sold this bldg
- 1890s-c.1937 - meat market here - Bush (1890s?), Crone & Oriez (1910), Oriez & Speer (1920s-1935); 2nd story - Dr. W.B. Crooks, dentist
- 4-1-1938 - Wolf Flower Shop opened here - Frank and son Preston - continued by Preston and son Harold Wolf
- 1938-1960s - Wolf Flower Shop
- 1960s-2000s - Wolf Floral Company
- 2012 - Wolf Floral Company

**Architectural information:**

- Height: 2 story
- Walls: brick
- Storefront: 1990s remodel
- Windows: 4/4 wood and others
- Architectural details: arch 3rd story windows, quoins, square 2nd story bay window
- Architect/Builder: -
- Modifications: Historic: -; Non-historic: storefront remodel

**7. Narrative Description**

This is a three story brick commercial building. The early construction by the 1860s resulted in a three story height nearly comparable to the taller two story buildings built later on either side. The facade faces north, and the first story has been remodeled. There is a small narrow entry to the second and third stories at the left side, with a single small concrete step in front of it. The entry has a multi-light wood door. The storefront window is glass and set at an slight angle from the sidewalk back to a recessed entry door. There is new board and batten siding on the bulkhead, above the window and door, and on the right hand wall from the facade to the doorway. Across the width of the facade between the first and second stories is a thick beam with decorative ends which has Wolf Florist painted in script. This beam was uncovered during repair and remodeling work during the fall of 2011.
There are brick quions on each corner of the building. On the right side, the quoin pattern ends about eight feet above the sidewalk, where it becomes plain bond.

The second story has a large oriel window with three double-hung windows across the facade and one double-hung window on each side as it projects from the facade. The oriel window bulkhead area has a wavy wooden insert which appears to be original to the window. There are wood brackets at the top of the oriel window. The double-hung windows and brackets are new replacements which were part of the 2011 project.

The third story has three arch windows, with the center four-over-four-light double-hung window taller than the side two-over-four-light window. Above the third floor windows the bricks extend forward from the main facade, making a cornice that is even with the top of the quoins. Recent repair work changed this detail from a single step projection to a two step projection. There is no other decoration on the cornice, and historic photographs do not show any decorative detail either.

8. Narrative Statement of Significance

This building appears to contribute historically and architecturally to the Washington Downtown Historic District.

The building with its distinctive third story windows appears on the 1869 Bird's Eye View Drawing of Washington. Its construction date prior to this point has not been determined through the research for this project. The earliest transfer located was from A.W. and Wm. E. Chilcote to J.G. Hise and H.B. Perry on December 7, 1872. A.W. Chilcote was a prominent businessman and involved in other real estate as well. The Washington Press noted on October 2 that A. Hott was moving to Richards building on north side, and on October 16 that Aaron Hott was in Richard Bros' fine new block on the north side. Mr. Perry, an egg dealer, moved into Hott's old room. Per an 1871 article, A. Hott, dealer in stoves and house furnishings, had been in Washington for 15 years. He carried a variety of stoves, as well as operating a first class tin shop, working with tin, sheet iron, copper ware, guttering, and roofing ("Washington," Washington Press, September 27, 1871). The 1880 biographies in the county history note that A. Hott & Son were dealers in stoves, tinware, and house furnishings. Aaron Hott settled here in 1856 and started his present business. J.H. Chilcote moved here in 1863, and he was a partner of A. Hott for several years. An advertisement on May 7, 1856 notes that "Hott Stoves" (D.H. Hott) was in business on the south side of the square, selling stoves and tinware. On May 3, 1865, Wilson & Hott advertised stoves, tinware, and furniture for sale, located on southeast corner one door east (or south?) of Malin's store. The building at 205 S. Marion was purchased in March 1868 by S.C. Corbin and A. Hott from O.G. Russell. An ad in the Washington Press in May 1868 says Corbin & Hott Stoves – two doors north of Post Office. They sold that building to Wm. Hollingsworth in July 1875. It was unknown if Hott may have been located here as early as 1856, or the length of time he may have operated here.
The oldest Sanborn map, from 1885, shows the building used for Eggs, and an ad in the Washington Democrat from April 17, 1889 mentions Hise Egg House on the south side of the square. As noted above, the *Washington Press* noted on October 16 that Mr. Perry, an egg dealer, moved into Hott’s old room, and J.G. Hise and H.B. Perry bought this building on December 7, 1872. A later biography of Winfield Scott Reister notes that he went into poultry business and butter and egg business with brother-in-law Gola Hise in 1878, working together for a few years before dissolving the partnership (*Evening Journal*, April 3, 1926 – 25th anniversary edition, page 13). In 1890, Hise & Co bought the old United Brethren church and moved it to a property near the railroad tracks with the old Congregational and old Second United Presbyterian buildings. They used them for their egg, butter, and poultry business (Fisher 1978: 173).

Transfer records show that J.G. Hise sold the property to D. E. Bush in September of 1890. Bush and Van Nostrand’s meat market was reportedly to move to Wagner’s new building (208 S. Iowa?) in May 1889 (*Gazette*, May 8, 1889), but perhaps they relocated here, assuming the same people involved. The 1897 and 1902 Sanborn maps show “meat” as the use here.

The 1910 City Directory lists Crone & Oriez Meat Market at that location (then 103, renumbered to 105 in the 1920s). Dr. W.B. Crooks, dentist, is also listed with an office on the second story. By 1926, a telephone book listing has Oriez & Speer Meat Market here. The last listing for Oriez & Speer is in 1935.

On April 1, 1938, the Wolf Floral Company opened a flower store on the south side of the square in this building. They were established in 1913, operating from their greenhouses only prior to this date. The company was founded by Frank Wolf and Elmer Keck in 1913. Keck left in 1914, and Preston Wolf joined instead. In 1939, Frank continued to operate the greenhouses south of the county hospital, while Preston was in the store. Preston continued the business after his father’s death, and his son Harold joined Wolf’s Flower Shop by 1953. The name evolved to Wolf Floral Company by the 1970s, and they continue to operate in this building.


*Evening Journal* – Centennial Celebration – August 1939 page 13 – Wolf Floral Company – opened flower store on April 1, 1938 – beautiful Colonial style flower shop on south side of square – only store of kind in Iowa in town size of Washington – fresh cuttings from flowers in greenhouses arrive multiple times per day – refrigerator compartments to keep fresh – bulb rooms in basement – fresh cut flowers, potted plants, funeral pieces, vases, pottery, candles, cactus, novelty plants – Wolf greenhouses established in 1913 – 5,000 square feet of glass – grown to 30,000 square feet now – thoroughly modern – dealers for Vaughn’s seeds – founded by Frank Wolf and Elmer Keck in 1913 – Keck left in 1914 and Preston Wolf joined instead – both continue – Frank at greenhouses and Preston in store – nursery is five acres south of county hospital – fruit and shade trees, shrubs,
evergreens, hardy vines, rose bushes, small fruit plants, and hardy perennials – landscaping services offered - list of agents in Keota, Wellman, Richland, Brighton, Wayland, Columbus Junction, and Sigourney


Souvenir History of Washington, Iowa 1989: 3 - Wolf Floral - one of 14 business still on square in 1989 in same location as 1964 - under new management since then

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.


<table>
<thead>
<tr>
<th>Commercial Building</th>
<th>Washington</th>
</tr>
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<tbody>
<tr>
<td>Name of Property</td>
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<tr>
<td>105 W. Washington Street</td>
<td>Washington</td>
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<tr>
<td>Address</td>
<td>City</td>
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Location map

2009 aerial photograph (Washington County) – line indicates survey/research area boundary
## Building plan (from assessor’s website)

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Commercial Building | Washington
--- | ---
Name of Property | County
105 W. Washington Street | Washington
Address | City

Historic images

*1869 Birds-eye perspective of Washington, looking south*
Commercial Building | Washington
Name of Property | County
--- | ---
105 W. Washington Street | Washington
Address | City

South side of the square in the 1910s (Patterson collection - Ray)
### Commercial Building

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*South side of the square in the 1910s (Patterson collection)*
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South side of the square in the late 1930s (Patterson collection)
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<td>105 W. Washington Street</td>
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<td>Address</td>
<td>City</td>
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</table>

Building in 1971 (Wagner 1971)
Commercial Building

Name of Property: 105 W. Washington Street
County: Washington

Address: 105 W. Washington Street
City: Washington

Digital photographs

Photograph 92-00602-001 - North elevation, looking south (McCarley, September 20, 2011)
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Photograph 92-00602-002 - North elevation, looking south (Patterson, August 5, 2012)