

# Site Inventory Form

State Historical Society of Iowa

(November 2005)

State Inventory No. 92-00558

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 Bryson Block

other names/site number Downtown Survey Map # DT-016

## 2. Location

street & number 101 – 103 S. Marion 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) 14 Lot(s) N 40' Lot 1

## 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:

— buildings  
 — sites  
 — structures  
 — objects  
 — Total

If Eligible Property, enter number of:

Contributing	Noncontributing
<u>1</u>	—
—	—
—	—
—	—
<u>1</u>	—

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)

02E03 Commerce / specialty store / dry goods

02E11 Commerce / specialty store / grocery

Current Functions (Enter categories from instructions)

02E03 Commerce / specialty store / dry goods

02A01 Commerce / business / office building

02G02 Commerce / restaurant / restaurant/bar

## 7. Description

Architectural Classification (Enter categories from instructions)

09F05: Commercial: brick front

05B: Italianate

Materials (Enter categories from instructions)

foundation

walls (visible material)

roof

other

04C Limestone

03 Brick

12 Tile

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.
- B Property is associated with the lives of significant persons.
- C Property has distinctive architectural characteristics.
- D Property yields significant information in archeology or history.

County Washington Address 101 – 103 S. Marion Avenue  
City Washington

Site Number 92-00558  
District Number 92-00349

**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

1876  check if circa or estimated date

Other dates, including renovation

1895 addition; 1927 storefront remodeling

**Significant Person**

(Complete if National Register Criterion B is marked above)

**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)

Zone	Easting	Northing	Zone	Easting	Northing
1	_____	_____	2	_____	_____
3	_____	_____	4	_____	_____

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 May 9, 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**

- Map:** showing the property's location in a town/city or township.
- Site plan:** showing position of buildings and structures on the site in relation to public road(s).
- 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**

- Farmstead & District:** (List of structures and buildings, known or estimated year built, and contributing or noncontributing status)
- Barn:**
  - A sketch of the frame/truss configuration in the form of drawing a typical middle bent of the barn.
  - A photograph of the loft showing the frame configuration along one side.
  - 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 Site Inventory Form Continuation Sheet

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<u>Bryson Block</u>	<u>Washington</u>
Name of Property	County
<u>101 – 103 S. Marion Avenue</u>	<u>Washington</u>
Address	City

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*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.*

**Bryson Block - 101-103 S. Marion Avenue - State #92-00558 - Map #56 ~ 1 contributing building (A) - 1876 - Italianate**

Historic information:

- 1876 - John Bryson built new two-story block on northwest corner of square - September - J.S. Morris & Co moved The New York Store here
- 1876-1888 - The New York Store (dry goods) (101); 1889-1895 - J.B. Crail - The Horse Shoe Store - dry good (101); c.1885-c.1895 - A.N. Alberson, groceries (103)
- 1895 - 101 and 103 storefronts remodeled into one story for J.B. Crail - The Horse Shoe Store - dry goods
- 1895-1926 - J.B. Crail - dry goods - The Horse Shoe Store; 1890s-1910s - law offices on 2nd story (Meacham, Wilson, Hanley, Butterfield); 1890s-1930s - 2nd story of rear - photography studio (1910 - Frey, 1922-c.1940 - Guther)
- 1927-1988 - J.C. Penney Company; 2nd story - law office of George Morrison and Gifford Morrison (c.1940-1956)
- 2012 - The Village - clothing, offices on 2nd story

Architectural information:

- Height: 2 story
- Walls: brick
- Storefront: 1927 - storefront remodel - black/yellow tile, 2008 - storefront remodel
- Windows: 1/1 windows with stone arch hoods
- Architectural details: arch windows, brick cornice detail on north
- Architect/Builder: -
- Modifications: Historic: 1927 - storefront remodel, 1920s/30s - bracketed cornice on façade removed;  
Non-historic: 2008 - rehabilitation of building

## 7. Narrative Description

The Bryson Block is a two-story, two-storefront, brick commercial building on the southwest corner of the intersection of S. Marion and W. Main, facing S. Marion and Central Park to the east. There are two storefronts with deeply recessed entry doors of glass and aluminum. On the far left side of the facade is a glass and wood entry door to the second story. An iron column is located at the center of the building, right at the sidewalk. There are three display windows, one on the left, a smaller one in the center between the two entry doors, and another on the right side of the facade which has two large windows on the north side of the building in addition to the windows within the entry area. The smaller display unit in the middle of the entry area has one window facing the street, and two windows set at an angle as customers approach the doors. The left display window has one window facing the street, and two windows facing the entry area. Both the left and right display windows also have a jog with two narrow

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lights near the entry doors. The floor of the entry area is 1" green and white ceramic tile. Pilasters on each side of the building are covered with black and yellow tile, as are the bulkheads. The storefront was remodeled with J.C. Penney moved here in 1927, and this tile dates to this remodel - noted in articles on the remodel as part of the "standard" company storefront reflecting the company colors. The building cornice may also have been removed around this time. The storefront transom area is covered with wood, and there is a modern storefront cornice above the transom area composed of rectangular elements and molding.

The second story of the main facade has six one-over-one-light double-hung arch wood windows with ornate stone hoods with keystones. The sills are stone. There is are three brick pilasters, one at each side of the building, and a center one above the iron storefront column. The pilasters begin at the storefront cornice and rise to a point two or three courses of brick below the top of the facade. There is a sloped concrete or stone cap on the pilasters. A metal bracketed cornice was originally on the building and appears to have been removed in the late 1920s or early 1930s.

The first story of the north elevation facing W. Main Street has, from left to right, two large storefront windows, a large vent, a bricked-in window placed about six feet above the sidewalk, an uninterrupted expanse of brick, another bricked-in window, a modern entry with a tall narrow sidelight and a glass and metal entry door, a bricked-in entry, and two modern side storefronts, each with a glass and metal entry door and two display windows to the right of the entry. These side street entries are accessed by two concrete ramps with railings. Several feet above each modern store front there is an iron beam with widely spaced floral decoration. The second story of the north side has eleven one-over-one-light double-hung wood windows with brick hoods and stone keystones. The sills are stone. Two of these windows have modern brick infill below the sills, indicating that they were doorways at one time. A brick cornice with brick corbels/brackets stretches along the parapet on the north side.

## 8. Narrative Statement of Significance

The Bryson Block appears to contribute historically to the Washington Downtown Historic District.

The property was the site of an earlier hotel, the Iowa House, which can be seen on the 1869 Bird's Eye View drawing of Washington. The Washington Press (November 24, 1875) says, "The Iowa House corner will be built up in brick next season by Dr. Hollingsworth, the new owner ... a first class hotel." However, in January 1876, the Press reports that John Bryson has sold his fine hotel (located on the northeast corner of the square) to Dr. Hollingsworth and takes the Iowa House. He will "build a brick block two, and perhaps, three stories high, for stores." By September 1876, an ad in the Press states "J.S. Morris & Co. have got well established in their new, elegant room, corner Bryson Block, northwest corner, and have the finest store in the city." J.S. Morris & Co ran The New York Store.

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John Bryson transferred the property to J.M. Denny in April 1881. The 1885 Sanborn map shows a two story building with two store rooms facing the square and a single story room behind the north store. There is also a one story warehouse room at the alley. The corner room is used for dry goods, and the south room for groceries. Ads in the *Washington Press* indicate that the dry goods store is still The New York Store. The 1892 Sanborn map shows a one story room behind the south storefront, and an additional small building in the rear for Flour Storage, hinting that the grocery is still there. A tidbit in the *Press* in April 1889 says that Roth & Crail will stay where they are until fall, then move into the vacated New York store corner.

A large ad in the *Washington Press* in September 1889 announced the Largest Stock of Dry Goods in Washington on the Northwest Corner of the Square, "Sign of the Horse Shoe" Wait for our Grand Opening Which will occur soon - J. B. Crail, successor to Roth & Crail. The property was transferred to L.D. Robinson and W.A. Wilson in September 1891. Ads note the names of the store as the Horse Shoe Store or J.B. Crail's Dry Goods.

Two notes from the *Press* in 1895 indicate that the two store rooms are being combined, and there is an addition being built. First, on May 22, 1895, it notes that Crail's division wall was being removed and replaced with posts to turn the store into a large double room, incorporating the old room of Alberson. Per the *Washington Gazette*, January 6, 1893, A.N. Alberson had operated his own grocery business for the last eight years, selling fresh groceries, flour, queensware, etc. Then, from July 31, 1895 says "Robinson & Wilson will put a steel ceiling in Crail's new double room." The 1897 Sanborn map shows the building with an addition to the alley and iron columns on the 1<sup>st</sup> floor. There is a skylight at the rear on the north side, and a doctors office on 1<sup>st</sup> below the skylight.

The *Washington Press* reports an unusual event on November 20, 1901. "Jas. B. Crail, our well-known merchant, and Julia Smiley, who has long been a popular sales lady in the Horseshoe store, were married in the scene of their labors, the store, Thursday eve, in the presence of the bride's sister Cora and the employees of the place." J.B. Crail continued to operate his dry goods store at 101-103 S. Marion until 1926.

Doctors and lawyers offices were located on the second story of the building and the first story of the rear addition facing Main Street from the 1890s to 1940s. The law firm of Meacham & Meacham were listed above Crail's in an 1895 ad, and lawyer Charles J. Wilson was listed above Alberson's. Two lawyers, P.J. Hanley and W.M. Butterfield, are listed in that location in 1906. In the 1910 directory, Butterfield Law Office and Hanley Law Office are both listed at 101 1/2 S. Marion. Ads in 1903 and 1906 place attorney W.A. White in the office one door west of Crail's. Drs. Jenkins & McLaughlin and Dr. E.T. Wickham were listed at 209 W. Main Street in 1910, with Dr. Clyde Boice and Dr. J.C. Boice listed at 211 W. Main. In 1935, chiropractor Dr. Telford was located at 103 1/2 S. Marion. George Morrison and Gifford Morrison then located their law office here by 1941, remaining here through 1956.

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The Sanborn maps continue to show a photography studio on the rear of the second story with the skylight above the office in the rear 1895 addition along W. Main Street in 1909, 1917, and 1931, and 1943. In 1910, Frey Photography is listed at 101 1/2 S. Marion, including a photograph of the interior in the directory. City directories list Guthrie Photography, run by C.H. Gunther, at 205 1/2 W. Main Street in 1926, 1932, and 1935. The Guthrie Studio provided the photographs for the 25th Anniversary edition of the *Evening Journal* on April 3, 1926, and this newspaper notes on page 31 that he has been a photographer in Washington County since 1922. By 1941, he had moved to 206 S. Iowa.

J.B. Crail sold out his stock and closed his store in 1926. In August of 1924, full page ads in the *Washington Journal* indicate that JC Penney Company will open a store in Washington. Their first location is next door to this building, where the Horse Shoe store's owner is approaching 70 years of age. By February 1926, The 5 to 5 Store advertises they are selling out the J.B. Crail stock of dry goods; the sale continues through July 1926 (*Washington Journal*). H.I. Ward bought out the J.B. Crail store for his store and then unexpectedly died (*Evening Journal*, April 3, 1926, 38). An article in the December 23, 1926 *Journal* headlines "No 'Good Fellows' In Town This Year", and goes on to tell the story of how J.B. Crail and Mrs. Crail organized a corps of helpers each year to take on the task of securing funds and seeing that 90 to 150 Christmas baskets were delivered annually to those in need. That year the Crails were unable to take up the matter and it languished for lack of leadership.

With the corner vacated, the J.C. Penney Store prepared to move from 105 to 101-103 S. Marion. "Remodeling For Penney Store Is Now In Progress" says the *Washington Journal* on January 8, 1927. A lengthy article describes how the new storefront will be built with a recessed entry, two entry doors, and yellow and black tiles on pilasters, and new floors where needed. Windows at the rear facing Main Street are to be bricked up part way, and new display windows added facing Main Street at the east end by the storefront. The interior was opened fully into one 38 by 125 room, and a new heating plant was also installed. Estimated cost of the work was \$10,000. On March 29, 1927, the *Journal* announces "New Penney Store Is Ready To Open", and another long article describes the interior with a new mezzanine for offices and the latest device, ten cash carriers. The storefront was the "standard J.C. Penney front" with the black and yellow company colors prominently displayed in the tile. It was store #505 for the company, which had grown to 571 stores in 41 states. The general contractor for the work was White Yard Company, with Ream & Carson plumbing, and Broadgate Electric, all of Washington. J.T. Ure Company of Cedar Rapids, Iowa laid the tile, the Brasco company of Chicago furnished the copper and glass, the Grand Rapids showcase company furnished the store fixtures. S.A. Dickerson was manager at the time and had been since the store opened in Washington in August 1924. C.R. Wilson took over as manager in October 1940. The interior was remodeled in 1941, enlarging displays and modernizing fixtures. The store continued to occupy the main level, basement, and balcony ("Three Department Stores Serve in Washington Business District," *Evening Journal*, February 27, 1953, page 128). The Penney's store operated here until January 18, 1988. The Dollar General Store moved into the building in early 1989 and remained here 10 years. It was vacant for a time, then occupied very briefly by an antique mall, and then vacant again.

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 State Historical Society of Iowa  
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The building was purchased in July 2006 by Washington Preservation, LLC who completed a total rehabilitation in 2008. A new entry and replacement store fronts on the north facade allowed the creation of six units: a retail store facing east which is currently occupied by The Village, selling women's and children's clothing and gifts; an office suite with entry on the north facade, currently occupied by Washington Chamber of Commerce, Main Street Washington, Washington County Riverboat Foundation, and Washington Economic Development Group; and a small office at the rear of the building with an entrance on the north facade, currently occupied by Peoples Investment Center. The center storefront entrance on the north facade gives access to a basement restaurant and bar, currently operated as JP's 207. In addition, the secondary entry on the east facade leads to two loft apartments on the second floor. The rehabilitation project won Best Total Rehab Over 5,000 Sq. Ft. from Main Street Iowa in 2009. The work included:

Paint was removed from the building walls, sills, & hoods.

Existing windows were repaired and reinstalled.

Uncovering the panels in the display windows - they had been covered with plain 1/4" plywood.

Display window floors were sanded and finished.

Removed composite tile flooring and plywood on main floor, and finished the maple underneath (it had no finish on it) on both the main floor and the upstairs. We had to add new maple flooring on second in the area over the display windows where there was none.

Creating two loft apartments on the second floor. There was a series of small offices across the front of the building upstairs, and a large ware room behind the offices. The front apartment took part of the ware room space.

Metal ceilings on all three floors (basement, main, second) were retained, but where the main floor area was subdivided to provide separate rental spaces, new metal edging was added.

Three new stores were added on the north side:

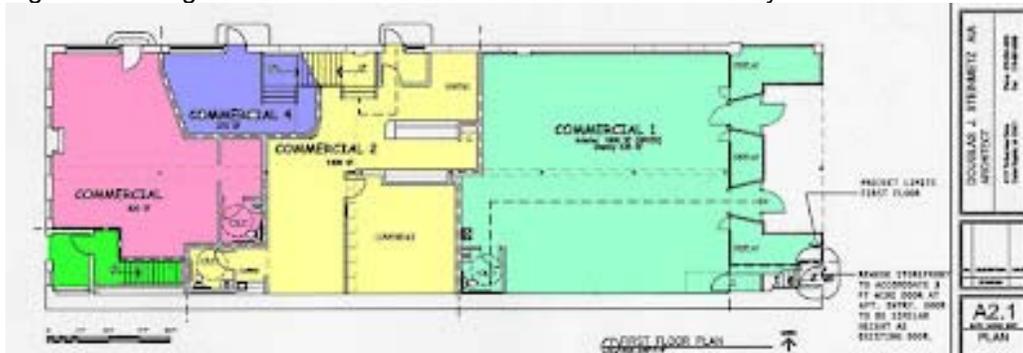
205 W. Main - Chamber of Commerce office suite ~ uses the existing JCPenney stairway and mezzanine - the entry was installed where a window had been

207 W. Main - basement restaurant/bar - uses the existing JCPenney stairway to basement - entry was installed where a previous storefront was bricked up by JCPenney

201 W. Main - offices at rear of the building - entry was installed where a previous storefront was bricked up by Penney's

Ramps were added to the north side entries.

Inside, the main floor was subdivided into three units. Here you can see how the separate entrances fit around the existing stairs. The green stairwell on the far left is a new on from alley to basement.



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**9. Major Bibliographical References**

City/Telephone Directories, Washington. Various publishers, various dates. Available at the Washington Public Library.

Deed Records, Transfer Books, Auditor's Office, Washington County Courthouse, Washington, Iowa.

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.

Sanborn Map Company. "Washington, Iowa," Sanborn fire insurance maps. Pelham, NY: Sanborn Map Company, 1885, 1892, 1897, 1902, 1909, 1917, 1931, 1943.

Wagner, William (Des Moines architect). Photographs taken of downtown Washington in 1971. In collection of Washington Historical Society, Washington, Iowa.

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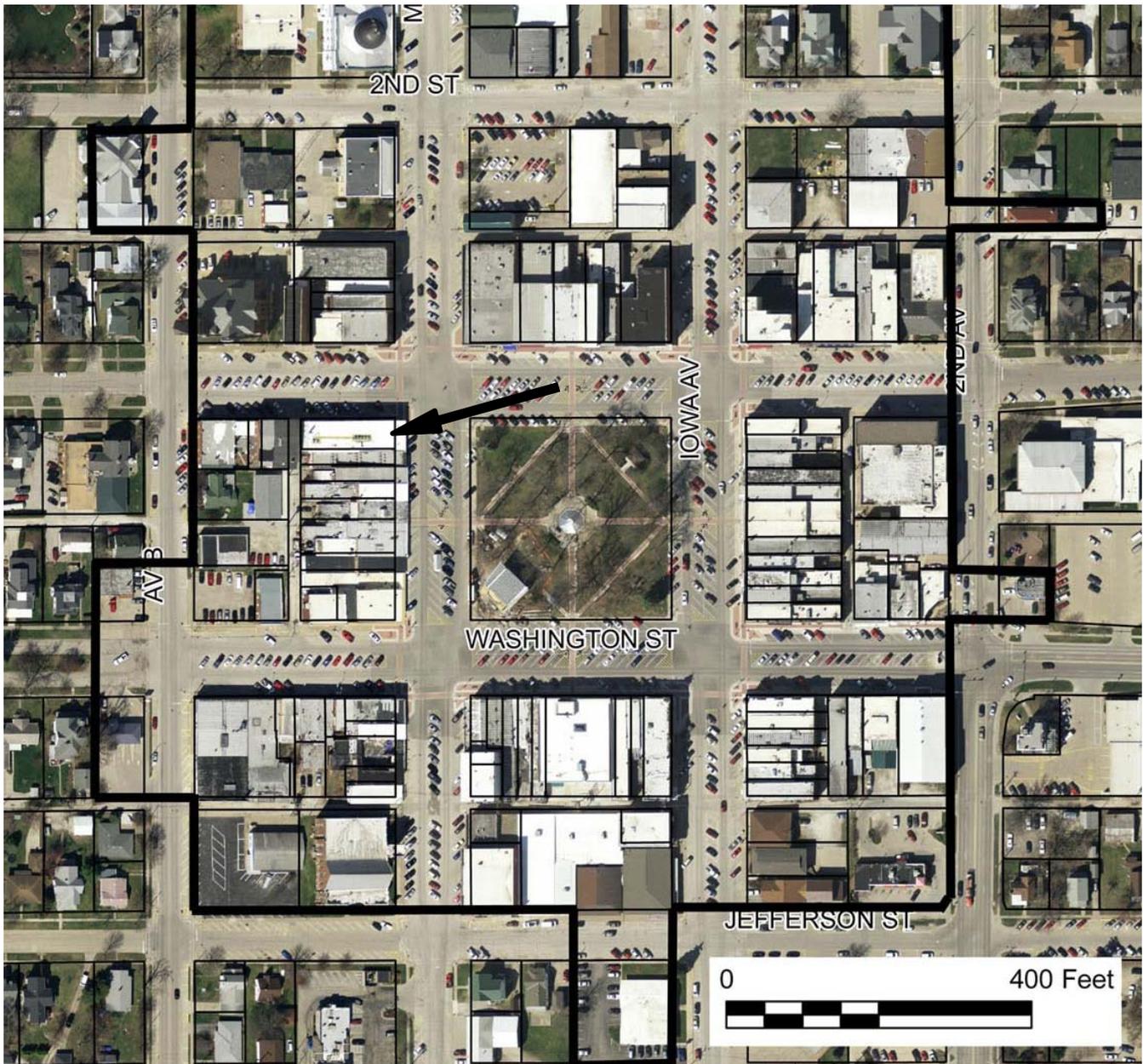
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## Location map



2009 aerial photograph (Washington County) – line indicates survey/research area boundary

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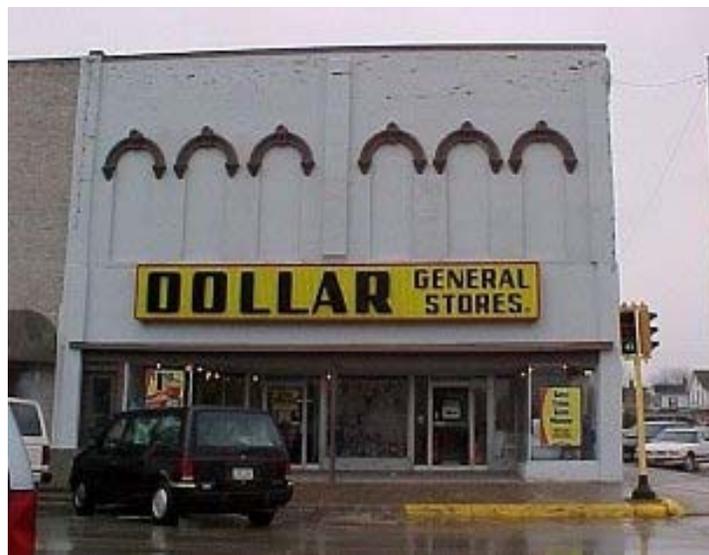
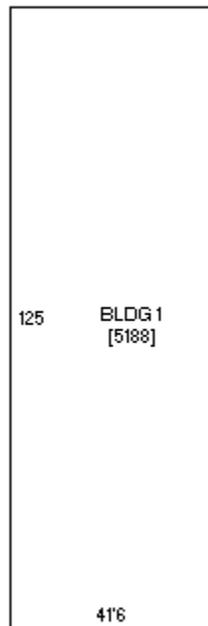
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### Building plan (from assessor's website)



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building from assessor site - prior to 2008 rehabilitation

## Historic images



Building in 1920s (Patterson collection)

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Building in late 1930s (Patterson collection)

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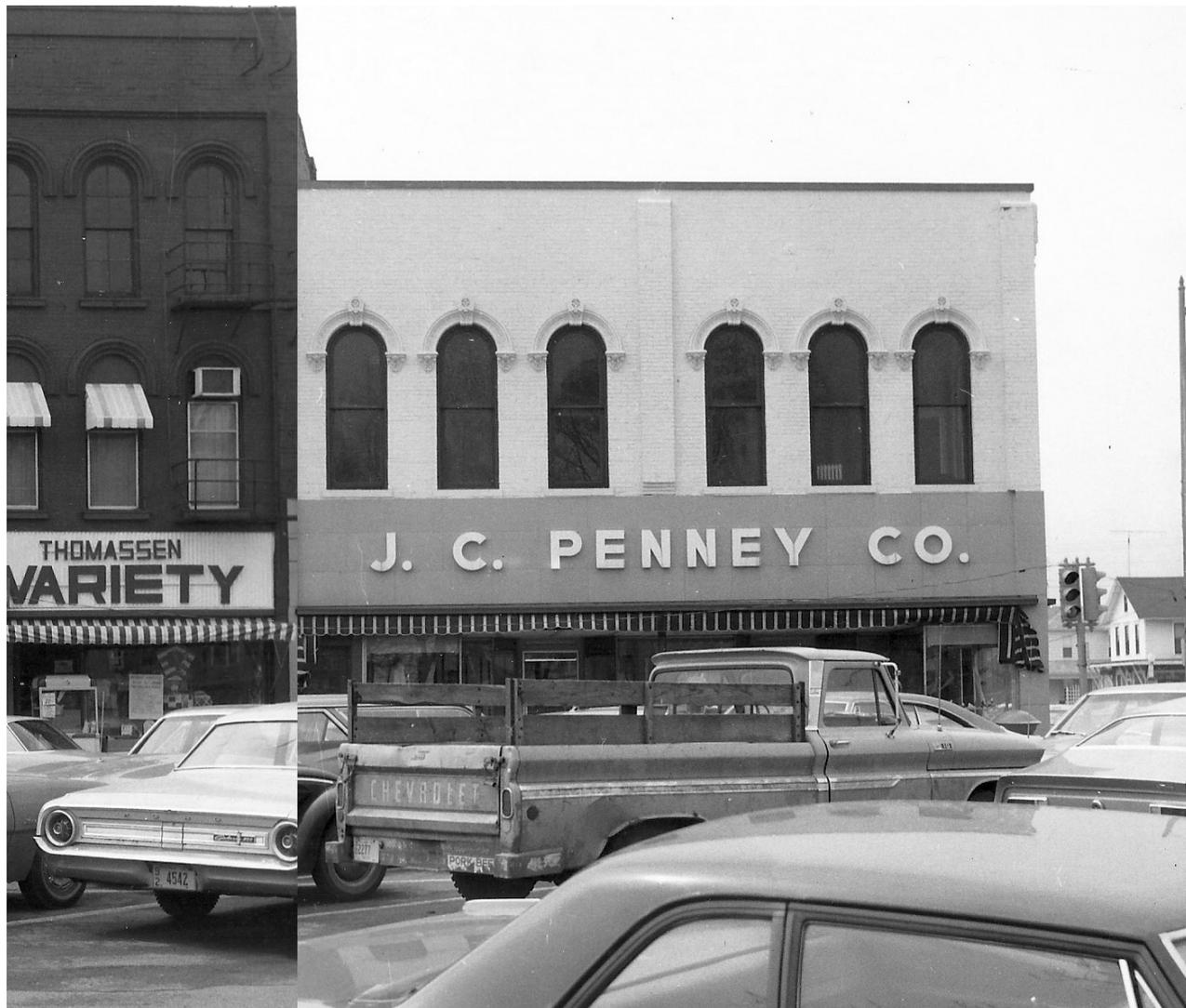
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Building in 1971 (Wagner 1971).

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## Digital photographs



Photograph 92-00558-001 - East and north elevations, looking southwest (McCarley, September 20, 2011)