

Site Inventory Form

State Historical Society of Iowa

(November 2005)

State Inventory No. 92-00610

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 Keeley Law Office and Residence

other names/site number Downtown Survey Map # DT -139

2. Location

street & number 208-210 W. Washington Street

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) W 48' of S 44' of Lot 8

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)

01B02: Domestic / apartment

02B03: Commerce / law office

11D03: Health Care /dentist

Current Functions (Enter categories from instructions)

02D02: Commerce / Financial Institution / bank

7. Description

Architectural Classification (Enter categories from instructions)

09F05 Commercial: Brick Front

06C Classical Revival

Materials (Enter categories from instructions)

foundation

walls (visible material)

roof

other

04C Limestone

03: Brick

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 208-210 W. Washington Street Site Number 92-00610
City Washington 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 1905 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

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 April 20, 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: _____

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<u>Keeley Law Office and Residence</u>	<u>Washington</u>
Name of Property	County
<u>210 W. Washington Street</u>	<u>Washington</u>
Address	City

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.

Keeley Law Office and Residence - 208-210 W. Washington - State #92-00610 - Map #64 ~ 1 contributing building (A) - c.1905 - Classical Revival

Historic information:

- c.1902-05 - built by Citizens Savings Bank as rental office/residential space; 1906 - dentist Dr. W.M. Terry and lawyer W.M. Keeley likely in 208 portion
- 1910 - Keeley Law Office (W.M. Keeley) and Clapper Real Estate (O.K. Clapper) in 208 with Terry Dentist Office on 2nd story, 210 is residence of Hannah E. Keeley, with son William M. Keeley here at 212; 1912-1932 - owned by Commercial Savings Bank to east
- 1920s - Hannah E. Keeley lived at 210; 208 - Keeley Law Office, Clapper Real Estate, dentist Dr. O. Frank Boller; 1933-1942 - owned by W.M. Keeley; 1930s-40s - Clapper Realty, lawyer Richard A. Stewart, dentist O.F. Boller
- 1950s - insurance, law office, dental office
- 1986 - bought by Washington State Bank to east, remodeled and attached to bank in 2000
- 2012 - Washington State Bank

Architectural information:

- Height: 2 story
- Walls: brick
- Storefront: -
- Windows: replaced - single-light
- Architectural details: red brick with buff brick Romanesque arches and quoins/pilasters, stone foundation, cornice
- Architect/Builder: -
- Modifications: Historic: -; Non-historic: 2000 - 2 entres filled in, windows replaced, cornice decorative ends added

7. Narrative Description

This is a two story brick commercial building with a limestone foundation built around 1905. The facade was altered in 2000 to combine the space with the bank to the east with a glass connecting addition. The entry was moved from the center of this building to the glass addition, and stone was laid across the base of the opening to create a window. Most of the details on the building are original, buff brick accents on the red brick walls. The building is divided into three sections, with the center section accented by being slightly projected and having buff brick quoins/pilasters on the second story. The first story has two center arch openings with large buff arch lintels (including the entry converted to west window), one similar arch window in the west section, and a pair of similar arch windows in the east section (west one converted from entry to window). All windows have tinted single-light replacement

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sashes. A three-sided angled bay window is centered on the second story, and the three windows have been replaced. The oriel window has a decorative wood band beneath it extending to the pilasters on the second story on either side. Two windows are located in each of the side sections, and these windows have jack arch buff brick lintels, stone sills, and replacement sashes. The buff brick quoins/pilasters on either side of the facade (south) are original, though the applied capitals were added with the cornice during the 2000 bank remodel. Historic photographs show a Classical Revival cornice with a wide frieze, dentils, and center pediment. The west elevation, along the alley, has a windows on each story on the south half. A wide window is found on the first story of the north half, and a bay window similar to the facade is found on the second story.

8. Narrative Statement of Significance

The Keeley Law Office and Residence appears to contribute historically to the Washington Downtown Historic District. Despite the recent changes, the overall design and form of the building remains intact. Thus, it retains sufficient integrity to be contributing in the historic district.

The south third of Lot 8 was transferred from First National Bank to Citizens Savings Bank on March 6, 1902. The former had merged into the latter, and in 1908 Citizens National Bank also merged into Citizens Savings Bank. In 1909, C.H. Keck was president; C.M. Keck, Frank Stewart, and Ira Sproull were vice-presidents; and Frank R. Sage was cashier (Burrell 1909, Vol. 1: 372). The 1902 Sanborn map shows the bank on the east half of the south two-thirds of Lot 8, with the west portion of the lot vacant. The 1909 Sanborn map then shows this two-story building constructed on the south 44 feet of the west 56 feet, composed of an office at the east end at 208 and dwelling on the west two-thirds at 210 W. Washington. Thus, the property appears to have been developed by the bank as an investment property. The south 44' of Lot 8 (bank at corner and this building to west) was then transferred from Citizens Savings Bank to Commercial Savings Bank on June 29, 1912. The latter was created with the merging of Citizens Savings Bank and Washington County Savings Bank in 1912, with Charles H. Keck, president; Frank Stewart, vice president; C.M. Keck, vice president; S.W. Livingston, vice president; and D.J. Ross, cashier. The 1917 and 1931 Sanborn maps show the same footprint and uses as the 1909 map.

Various tenants were located in this building to the west of the bank through this period. On May 1, 1906, dentist Dr. W.M. Terry advertised his office at 208 W. Washington. W.M. Keeley's ad does not include his location, and he may have been located here. In the 1910 city directory, Clapper Real Estate and Keeley Law Office (W.M. Keeley) were both located at 208. The Terry Dentist Office is listed on the second story at 208 1/2 W. Washington. The directory also lists Mrs. Elizabeth Keeley (widow of T.T.) as living at 210 W. Washington (middle portion), with William (lawyer) and Ella Keeley living at 212 W. Washington (west end of this building). Both Keeley and Clapper are listed here periodically through the 1920s. The 1910 census lists William M Keeley (age 35, lawyer) living at 208 W. Washington with wife Alice (29) and mother Hannah E. (age 67, widow). Interestingly, he was

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president of the Washington County Good Roads Club formed in fall 1911 ("The Good Roads Movement in Washington County," *Evening Journal*, April 26, 1913, 15). The 1917 city directory shows that William Keeley moved to 513 S. Iowa and maintained his office here at 208 W. Washington, and Mrs. T.T. Keeley continued to live at 210 W. Washington. The 1920 census listed Hannah E. Keeley as living at 210 W. Washington (age 70, widow), with lodger Oral K. Clapper (age 57, widow, real estate agent). A second household is also listed at 210, Robert Conner (age 67, railroad gateman) with sister Minnie (age 49, single, teacher) and sister Ettz (age 47, no occupation). By 1924, dentist Dr. O. Frank Boller was practicing in the office on the second story of 208. He continued to be listed here in the 1932 and 1941 directories, with the 1935 directory listing him as located at 210 1/2 W. Washington. The 1930 census lists Elizabeth H. Keeley (widow, age 80) as living at 210 W. Washington, noting that she owned the property valued at \$10,000. However, the bank appears to have continued to own the building.

This building (lot 56 feet by 44 feet starting in the southwest corner) was sold by the receiver for the closed bank to H.E. Keeley on March 31, 1932, and the bank at the corner (125 S. Marion) was sold separately to Washington State Bank. H.E. (Hannah E.) Keeley transferred the building (south 44 feet of west 56 feet) to W.M. (son William M.) Keeley on February 25, 1933. Interestingly, his law office is not listed in directories or ads after this purchase, though he may have maintained an office here. The 1932 city directory instead lists Clapper Realty and Sage Insurance at 208 W. Washington. Clapper Realty continues to be listed here in 1935 and 1941, offering insurance as well by 1941. In both years, Richard A. Stewart, attorney, is listed in the other office at 208. Dr. O.F. Boller practiced dentistry in the second story office.

On April 28, 1943, W.M. Keeley and wife transferred the property to Charles W. and Stella W. Latchem. In 1952, Boyer & Caster Insurance was listed at 208, and then A.E. Baldrige, attorney, is here in 1956 and Baldrige & Baldrige, attorneys, are here in 1964. Dr. T.J. Pease took over the dental practice on the second story by 1952, listed here again in 1956.

The building was sold to Washington State Bank in 1986. The bank remodeled the exterior in 2000 by adding decoration to either end of the top of the quoins/pilasters, replacing the windows, filling in the two entries with similar brick and stone as the adjacent walls, and connecting it through a rear addition on the bank to the bank. Both floors of 208 and 210 are currently owned and occupied by Washington State Bank.

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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

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.

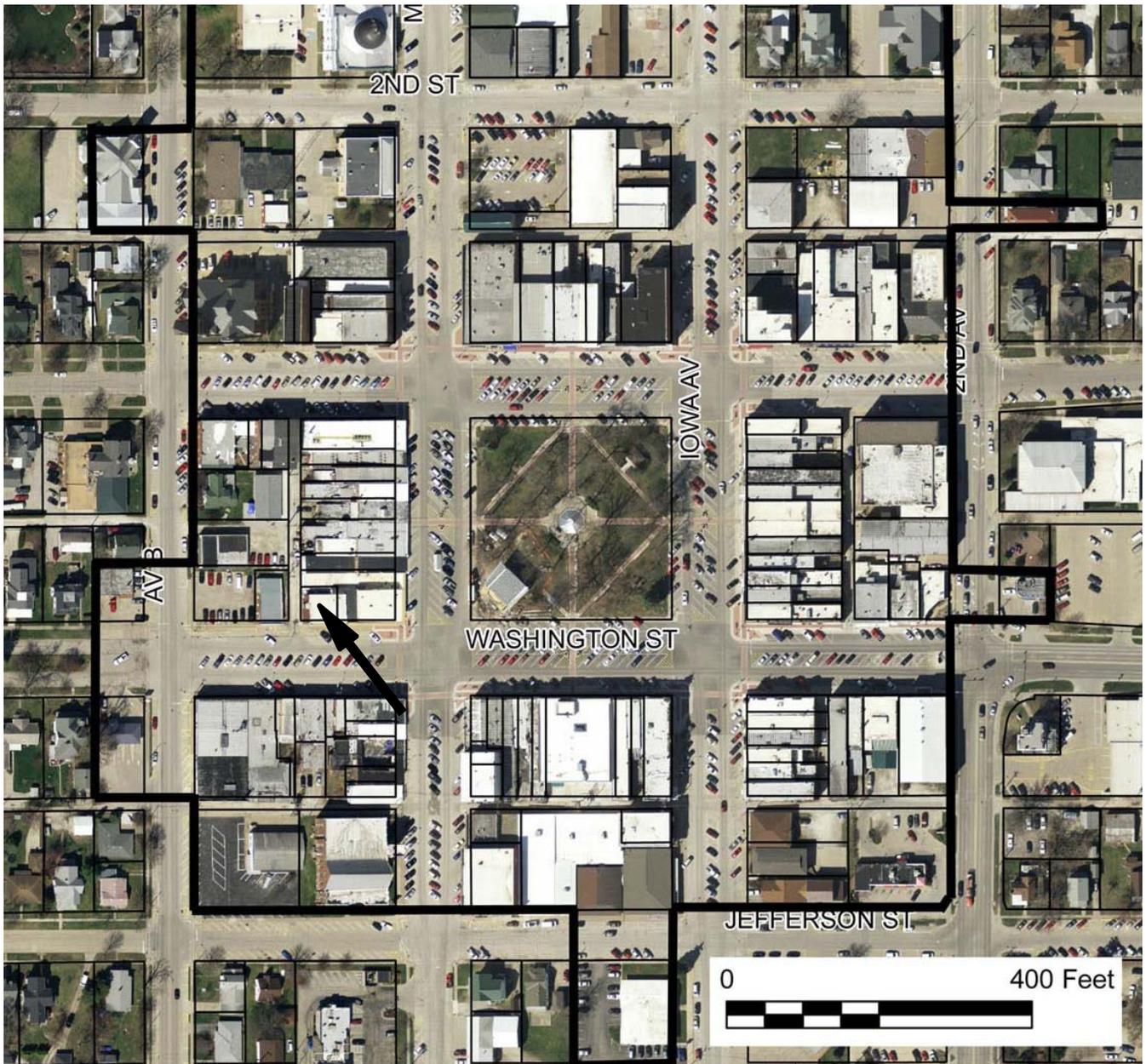
Iowa Department of Cultural Affairs
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Location map



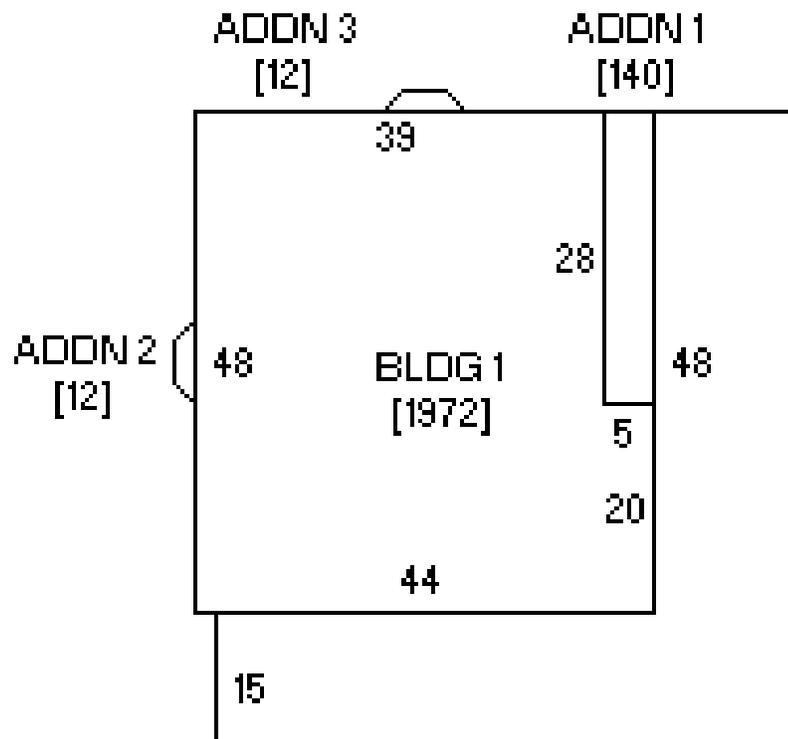
2009 aerial photograph (Washington County) – line indicates survey/research area boundary

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Building plan (from assessor's website)



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Historic images



Building in 1971 (Wagner 1971)

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Digital photographs



West and south elevations, looking northeast (McCarley, September 20, 2011)

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Keeley Law Office and Residence

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Name of Property

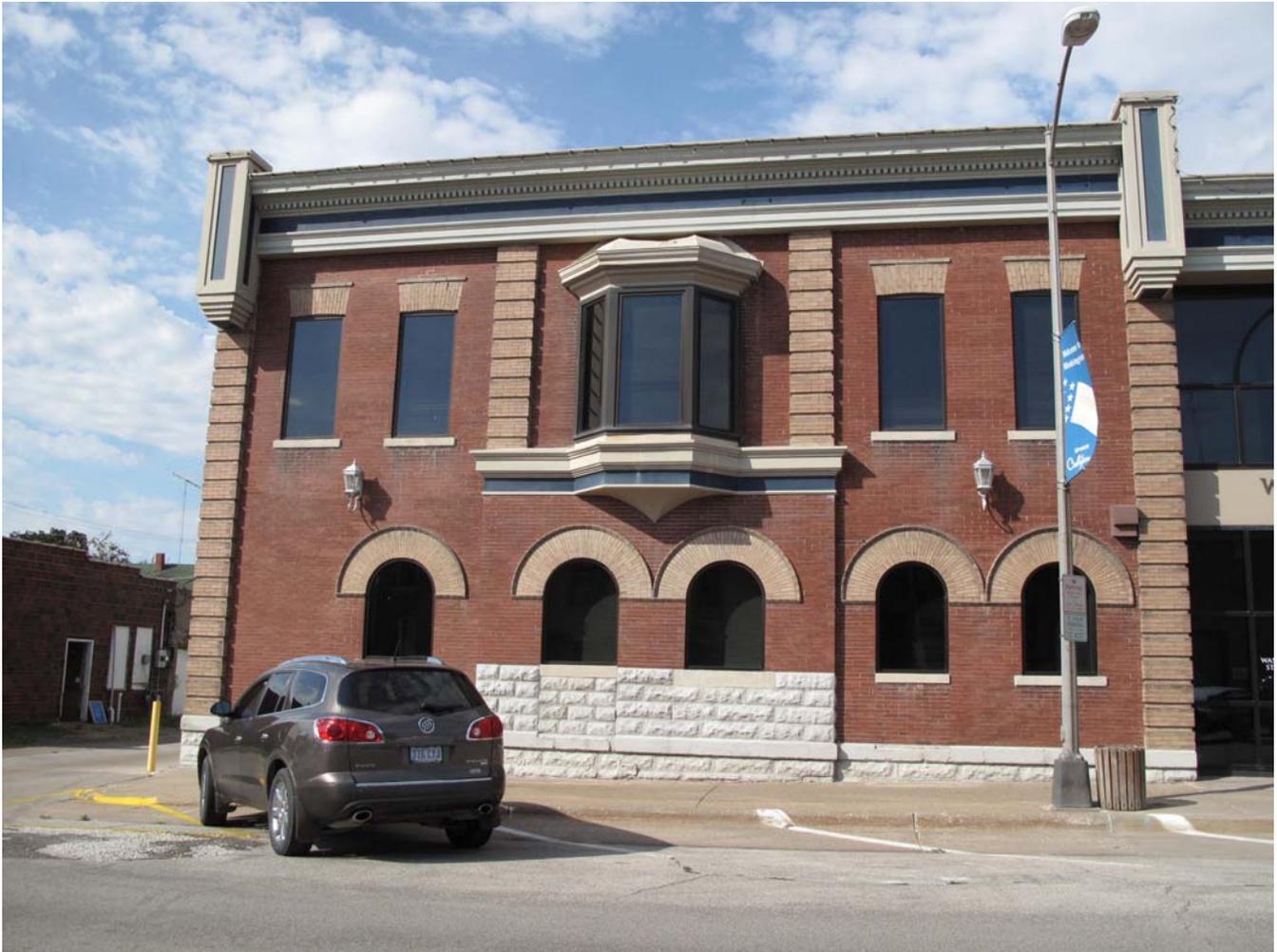
County

210 W. Washington Street

Washington

Address

City



South elevation, looking north (McCarley, September 20, 2011)