

Site Inventory Form

State Historical Society of Iowa

(November 2005)

State Inventory No. 92-00540

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 Knights of Pythias Building

other names/site number Downtown Survey Map # DT- 123

2. Location

street & number 108-110-112 West Main

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) 8 Lot(s) Lot 7 W44 ft & Lot 6 E22 ft

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)

district

site

structure

object

If Non-Eligible Property

Enter number of:

— buildings

— sites

— structures

— objects

— Total

If Eligible Property, enter number of:

Contributing

Noncontributing

1

—

—

—

1

— 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)

03A04: Social - fraternal/lodge hall

02E Commerce - specialty stores

02E: Commerce - specialty stores (books, shoes, etc)

01B02 Apartments

02F04: Commerce - department store

7. Description

Architectural Classification (Enter categories from instructions)

Materials (Enter categories from instructions)

09F05: Commercial / brick front

foundation

04 Stone

05B Italianate

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 "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 108-110-112 West Main
City Washington

Site Number 92-00540
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
02: Architecture

Significant Dates

Construction date 1893 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 Michael Kramme, commission member Rebecca L. McCarley, consultant, Davenport
organization Washington Historic Preservation Commission date May 27, 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

Page 1

Knights of Pythias Building

Washington

Name of Property

County

108-110-112 West Main

Washington

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.

Knights of Pythias Building - 108-110-112 W. Main St - State #92-00540 - Map #18 ~ 1 contributing building (A and C) - c.1893 - Italianate

Historic information:

2-1893 - H. Scofield sold to F.E. Swift (Washington Brick and Tile Co) - likely then built - first on 1897 map; 1897 - 3rd story - Knights of Pythias Hall (still here in 1920s), 108 - hardware, 110 - vacant, 112 - clothing
108: 1890s - hardware, 1900s - restaurant, 1910 - Harmier Law Office, c.1911-c.1967 - Nicola & Harmon - books and stationery, expand into office/school supplies in 20th century; offices on 2nd story, hall on 3rd story
110: 1900s - shoe store, 1910 - Fox & Dewey Shoes, 1910s - North Side Shoes, 1920s-c.1932 - Atchison Shoes
112: c.1897-c.1911 - Nicola & Harmon - books and stationery; c.1911-c.1940 - Graham's Department Store - start at 112 - expanded west into 114 by 1926, east into 110 by 1935
110-112: 1941 - Benteco Super Market, 1950s - Benner Food Store, c.1957-c.1962 - Minick Furniture, c.1963-c.1978 - Ben Franklin, 1978-1990s - Farrell's (office supplies and gift store)
110 1/2: 1910s-1950s - Morrison & Morrison - lawyers, 1950s - Smith Optometry
1989 - The Sewing Room (108), Farrell's (110-112)
2012 - Joy of Music (108), Un-Wired (wireless store) (110), and Custom Impressions (112)

Architectural information:

Height: 3 story
Walls: brick
Storefront: three storefronts - all remodeled
Windows: 1/1 windows - aluminum
Architectural details: window hoods, decorative metal cornice, bay windows on 108
Architect/Builder: -
Modifications: Historic: -; Non-historic: storefront remodeling, windows replaced

7. Narrative Description

The building is a three-story, three storefront, brick structure in the Italianate style. It faces Main Street and Central Park to the south. The south façade of the building (on West Main Street) has a highly decorative pressed metal cornice. The cornice has four larger brackets, dividing it into the three bays of the building. Within each section then are five smaller brackets. Below the cornice is a plain brick coursework, containing four brick brackets under the four main large cornice brackets, with decorative brick coursework between them. The west third (112) section of the building has three replacement double-hung windows on the second story and three original one-over-one-light double-hung wood windows on the second story. The windows retain highly decorative metal hoods and stone sills. The middle third (110) section of the building also has four windows on each of the upper stories with

Iowa Site Inventory Form Continuation Sheet

Page 2

<u>Knights of Pythias Building</u>	<u>Washington</u>
Name of Property	County
<u>108-110-112 West Main</u>	<u>Washington</u>
Address	City

decorative metal hoods and stone sills. The third story windows retain original one-over-one-light double-hung wood sashes. A shared upper story entry is located between these two storefronts on the first story, and the storefront remodels are mirror images on either side of this entry, with entry to the respective storefront spaces immediately on either side. The east third (108) section of the building has a separately designed storefront remodel. The second story has two original square bay windows with a shared roof and brackets. The bays have one window on each side, and a double window on the front. The third story windows have been replaced with short windows and infilled at the bottom of the openings.

The north façade (facing the alley) has been painted. It appears that the original windows on the western two bays remain. An additional opening for a door to a fire escape is likely a later addition. The windows on the eastern third appear to have been modified in recent years. The eastern bay has a newer addition that reaches to the alley, while the western bays are inset. The east and west facades protrude above the adjoining buildings. The east façade has three windows, which have been infilled with concrete blocks. The west façade is covered with metal of a recent vintage.

8. Narrative Statement of Significance

The Knights of Pythias Building appears to contribute historically and architecturally to the Washington Downtown Historic District. It is among the largest buildings in the district.

Sanborn maps show a series of three two-story buildings spanning 108-110-112 W. Main in 1885, with at least two owned by H. Scofield. The 1892 map shows the same two story buildings. On February 4, 1893, Scofield sold his property to Frank E. Swift. Frank E. Swift established the Washington Brick and Tile Factory in town in summer 1885, initially filling a contract for the courthouse. In 1891, he supplied the brick and built Smouse's block and the M.E. Church (*Washington Press*, December 23, 1891, 3). The local construction in 1892 included a \$3,500 building constructed by H. Shrader for F.E. Swift, which would be a smaller building (*Washington Press*, December 28, 1892). This building was then perhaps constructed in 1893. The 1897 Sanborn maps shows the new three-story, three-storefront building completed. The third story was occupied by a hall for the Knights of Pythias. The east storefront (108) had a hardware store on the first story with a tin shop in the rear one-story section and barber on the second story, the middle storefront (110) was vacant, and the west storefront (112) had a clothing store. In 1897, several quit claim deeds appear to have transferred interest in all three sections of the property/building to E.E. Everson (part of Lot 6 and part of Lot 7). However, in 1904, the east (108) storefront was transferred from Frank E. Swift to Margaret Swift.

The Knights of Pythias were organized in 1883. In 1909, their dues were five dollars a year, and a sick member received three dollars a week and the service of a nurse. They had 140 members (Burrell 1909, Vol. 1: 357). The Knights of Pythias continued to occupy this third story space into the 1920s. Their rooms were described as beautifully housed on the north side of the square in 1926. Several club

Iowa Site Inventory Form Continuation Sheet

Page 3

<u>Knights of Pythias Building</u>	<u>Washington</u>
Name of Property	County
<u>108-110-112 West Main</u>	<u>Washington</u>
Address	City

rooms were available to members for a variety of activities. They were noted as being a friendly lodge (25th anniversary edition, *Evening Journal*, April 3, 1926, 28).

On the 1902 Sanborn map, 108 was occupied by a restaurant with the kitchen in the rear one-story section, the second story had hand printing, and a hall with a stage was located on the third story. The 1909 map continues to show a restaurant here. The Harmier Law Office is listed here in the 1910 directory, perhaps on the second story. On December 31, 1908, Col. Nicola bought this portion of the building. However, the Nicola & Harmon store is located at 112 W. Main in the 1910 city directory. The book store then moved to 108. The 1917 Sanborn map shows a book store in this location. The 1926 directory lists Nicola & Harmon - books and stationery - at 108. Col. Nicola, Miss Ida Harmon, and Miss Mant Essley established the store in Washington in 1896. Col. Nicola died in 1925, followed by Harmon in 1933. Blanche Nicola McCleery then took over operations with her sons Nic and Sam, updating and modernizing the store. Nicola & Harmon continued to be listed here in the 1930s, 1940s, and 1950s. Nic and Sam McCleery took over management in 1945, and then Sam continued the store on his own in 1948. The Nicola-Harmon Store is still listed here in 1964.

April 26, 1913 – *Evening Journal* – 20th anniversary edition - page 11 – ad – Nicola & Harmon – Washington’s big book store – 16 years – photo of storefront – books, stationery, art goods, wall paper, office supplies, holiday goods

25th anniversary edition, *Evening Journal*, April 3, 1926, page 10 – ad for Nicola & Harmon – 26 years in Washington – books, stationery, art goods, wall paper, office supplies, holiday goods – annual picture exhibit – Big Book Store

Evening Journal, Progress Edition, October 1933 - Nicola & Harmon – 37 years (1896) – Col. Nicola, Miss Ida Harmon, and Miss Mant Essley – book store opened – Mr. Nicola died on May 27, 1925 – Miss Harmon died on February 22, 1933 – Mrs. Howard McCleery and sons Nic and Sam join in June 1933 – run with Essley

Evening Journal – Washington County Centennial Celebration – July 1936 - page 65 – Nicola & Harmon – book store and gift center – 39 years in town – in Riverside previously – 1933 – new modern store established – “newest” store in town

Evening Journal – Centennial Celebration – August 1939 - page 79 – Nicola & Harmon – north side square – established in 1897 – started by Col. Nicola – operated for many years by Miss Ida Harmon and Miss Mant Essley – 1933 – management taken over by Blanche Nicola McCleery – joined by sons in partnership – Nic and Sam – school text book and supply headquarters – gifts, china, glassware, pottery, table mirrors, books, magazines, decorations, greeting cards, stationery, pictures, picture framing, games, lamps, office supplies, school supplies, text books, dictionaries, atlases, sporting goods

Washington Evening Journal, 60th Anniversary Edition, February 27, 1953, page 76 – “Nicola & Harmon Store Has Seen Much Local History” – north side of square – moved here from Riverside in 1896 – Collin Nicola, Ida and Addie Harmon, and Mant Essley – Nicola died in 1925 – continued managed by Ida Harmon – died in 1932 – managed by Blanch Nicola McCleery and sons Nic and Sam – Essley died in 1936 – Nic and Sam took over management in 1945 – only Sam McCleery since 1948 – discontinued wallpaper and paint – greeting cards expanded – office furniture and equipment – typewriters and adding machines – school supplies – children’s books – sporting goods

Iowa Site Inventory Form Continuation Sheet

Page 4

<u>Knights of Pythias Building</u>	<u>Washington</u>
Name of Property	County
<u>108-110-112 West Main</u>	<u>Washington</u>
Address	City

In 1967, Farrell's opened an office supplies and gift store in this 108 space, maintaining their print shop on W. Washington. They moved in 1978 to 110-112. By 1989, The Sewing Room was located at 108. It was later Boulevard Realty (2007) and it is currently Joy of Music (2012).

The upper story of 108 had offices on the second story and a hall on the 3rd story, which was complete with stage per the 1902 map. Moose Lodge is listed here in the 1950s. Other tenants include Taylor Real Estate (1910), Iowa State Employment Service (1941), Equitable Life Assurance Society (1941), attorney Harold Boyd (1952, 1956), Soil Conservation Service (1952), Northwestern Mutual Life (1956), Boyd Law Office (1964), American Red Cross (1964), and Storch Bookkeeping (1964).

The 110 storefront had a boots and shoe store per the 1902 Sanborn map. It continued to be depicted here on the 1909 map, with a note on two openings to 112 were "boarded up." The 1910 directory lists Fox & Dewey Shoes here, and they also acted as agents for Wells Fargo. They advertised again in 1912, and an ad in the April 26, 1913 *Evening Journal* notes that the store was run by E.G. Fox and A.C. Dewey. The 1917 map continues to show a boot and shoe store here, with a full wall on the first story dividing 110 from 112. A photograph from this period shows North Side Shoes here. Atchison Shoes is then listed here in 1926 and 1932, before then moving down the block to 122 W. Main by 1935. A.E. Atchison opened this store in 1910.

In 1902, the 112 (west) storefront had stationery and notions store, which is also shown here on the 1909 map. Nicola & Harmon's book store is located at 112 W. Main in the 1910 city directory, prior to moving to the east storefront (108). The 1917 map then shows a variety store here. A photograph from this period shows Graham's in the 112 storefront only (Jardon to west in 114). In 1926, Graham's Department Store is listed at 112-114 W. Main and the 1931 map shows an opening in the west wall to connect 112 to 114. They continued to be listed at 112-114 in the 1932 directory. In the 1935 directory, Graham's Department Store is listed at 110-114 W. Main, including two storefronts in this building plus 114.

April 26, 1913 – *Evening Journal* – 20th anniversary edition - page 28 – The Leader – John C. Bowie – department store – open store in Washington two years ago – 22nd Iowa store for Graham, Latimer, & Bowie – successful – dry goods, men's furnishings, 5 and 10 cent departments, dinner ware, glass ware, tin ware, and light household goods – now 28 stores in company

Evening Journal – Centennial Celebration – August 1939 - page 61 – Graham's Department Stores – first chain department store to locate in Washington – C.E. Binkert – manager – 28 years in town

In the 1941 directory, Benteco Super Market is then at 110-112 W. Main. The 1943 Sanborn map shows the storefronts for 110 and 112 fully combined with no wall. A full wall with no openings is shown between 112 and 114 again. Benner Food Store is then listed here in the 1952 and 1956 directories.

Evening Journal – Washington County Centennial Celebration – July 1936 - page 61 – Benteco Food Store – 16 years in Washington – S. McKeown, manager – high quality goods at low prices

Evening Journal – Centennial Celebration – August 1939 - page 9 – Benteco Food Store – values everyday – friendly service – west side of square – fresh fruits and vegetables – meat department – modern food service

Iowa Site Inventory Form Continuation Sheet

Page 5

<u>Knights of Pythias Building</u>	<u>Washington</u>
Name of Property	County
<u>108-110-112 West Main</u>	<u>Washington</u>
Address	City

Washington Evening Journal, 60th Anniversary Edition, February 27, 1953, 126 - Benners Food Store – recent fire on north side of square (112 W. Main) – Marvin Carter – will be back in operation soon

Minick & Speed Furniture advertised at 110-112 W. Main in May 1958, and Minick Furniture advertised here in May 1961. The Ben Franklin Store was located here per the 1964 directory. In 1978, Farrell's moved their office supplies and gift store from 108 to 110-112 W. Main. They continued to operate here in 1989. 110 and 112 have been redivided into two storefront spaces again, with Un-Wired (wireless store) in 110 and Custom Impressions (printing) in 112 in 2012.

Several offices are listed with an address of 110 1/2 W. Main. In 1910, Morrison Law Office and Roberts Real Estate were listed here. Morrison & Morrison, attorneys, were listed here through the 1920s, 1930s, 1940s, and 1950s. In 1952, Dr. M.L. Smith Optometry and Iowa Employment Security Agency were listed here as well. Smith Optometry continued to be listed here in 1956 and 1964. In 1956, the Red Cross office was here as well. The Youth Center is also listed here in 1964.

The 112 1/2 W. Main address was generally used for the lodge hall on the 3rd story. Farmers & Merchants State Bank were listed here in the 1926 directory. Knights of Columbus were then listed here in 1935, and it was the VFW Hall in 1935. Dentist W.D. Dwyer was listed here in 1941.

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.

Iowa Site Inventory Form Continuation Sheet

Page 6

Knights of Pythias Building

Name of Property

Washington

County

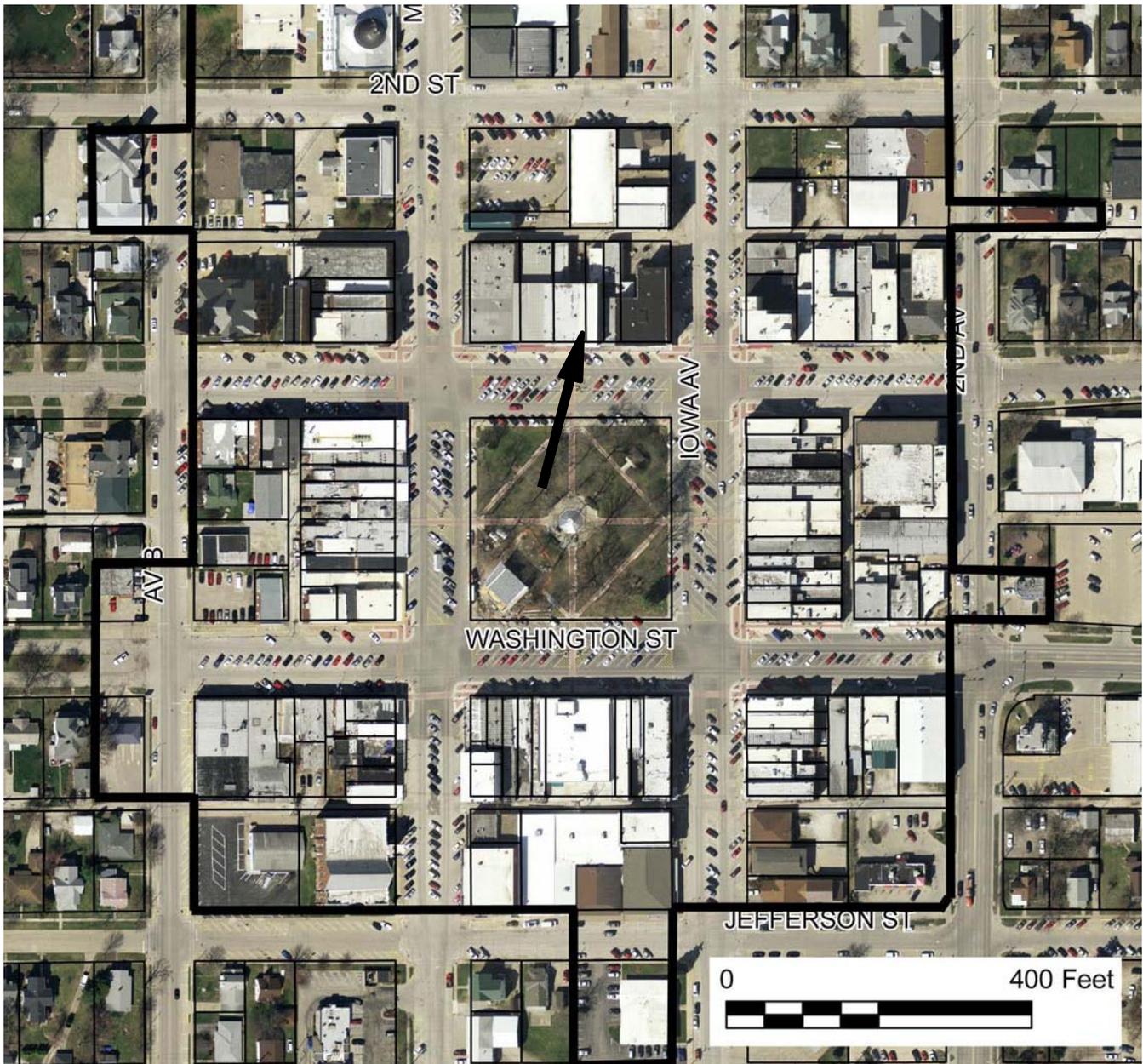
108-110-112 West Main

Address

Washington

City

Location map



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

Iowa Site Inventory Form Continuation Sheet

Site Number 92-00540

Related District Number 92-00349

Page 7

Knights of Pythias Building

Name of Property

Washington

County

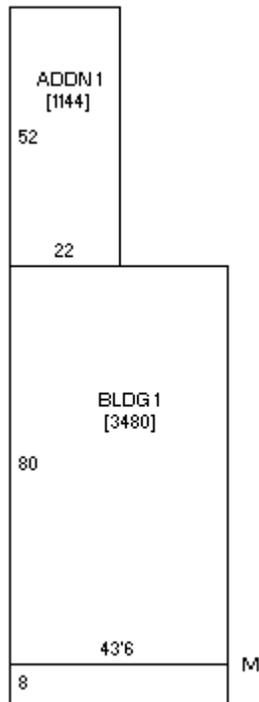
108-110-112 West Main

Address

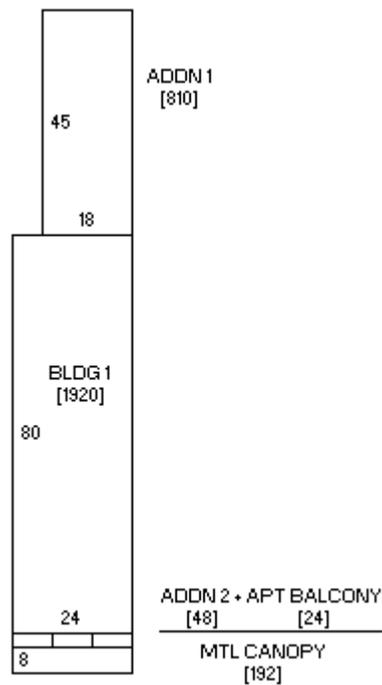
Washington

City

Building plan (from assessor's website)



west two-thirds - 112-110



east third - 108

Iowa Site Inventory Form Continuation Sheet

Page 8

Knights of Pythias Building

Washington

Name of Property

County

108-110-112 West Main

Washington

Address

City

Historic images



155 N. side of Square, Washington, Ia. International Stereograph Co., Decatur, Ill.

North side of square around 1910 (Patterson collection).



Fountain Central Park, Washington, Iowa.

North side of square in early 1900s (Patterson collection).

Iowa Site Inventory Form Continuation Sheet

Page 9

Knights of Pythias Building

Washington

Name of Property

County

108-110-112 West Main

Washington

Address

City



North side of square in
late 1930s (Patterson
collection).

Iowa Site Inventory Form Continuation Sheet

Page 10

Knights of Pythias Building

Washington

Name of Property

County

108-110-112 West Main

Washington

Address

City



Collage of photos of building in 1971 (Wagner 1971)

Iowa Site Inventory Form Continuation Sheet

Page 11

Knights of Pythias Building

Washington

Name of Property

County

108-110-112 West Main

Washington

Address

City

Digital photographs



Photograph 92-00540-001 - South elevation of building, looking north (McCarley, September 20, 2011).

**Iowa Site Inventory Form
Continuation Sheet**

Page 12

Knights of Pythias Building

Washington

Name of Property

County

108-110-112 West Main

Washington

Address

City



Photograph 92-00540-002 - Detail of bay windows, looking north-northeast (McCarley, September 20, 2011).

Iowa Site Inventory Form
Continuation Sheet

Page 13

Knights of Pythias Building

Washington

Name of Property

County

108-110-112 West Main

Washington

Address

City



Photograph 92-00540-003 - Detail of window hoods and cornice, looking north (McCarley, September 20, 2011).