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Planning for Preservation in Washington, Iowa



June 3, 2009

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Washington Historic Preservation Commission

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Executive Summary

Washington is located in Washington County in southeastern Iowa (see maps on the following pages). The Washington Historic Preservation Commission was organized by local ordinance in the fall of 2005. They have been involved in various training activities, held annual events, and participated in local organizations and committees since this time. In spring 2008, the Washington Historic Preservation Commission received their first grant for preservation activities. This Certified Local Government (CLG) grant was used to complete the Planning for Preservation project for the City of Washington, as summarized in this report. Rebecca Lawin McCarley served as the project consultant, and Mary Patterson, chair of the commission, served as the local project director.

This Planning for Preservation study will become the first step in a phased program to identify, evaluate, register, protect, and promote the cultural resources of Washington. The project has provided the Washington Historic Preservation Commission with an opportunity to identify historic resources in the community for future preservation projects, to identify historic contexts that represent significant aspects of the city's history and development, to discuss how historic preservation can work with economic development programs, and to prioritize future historic preservation projects. Public input was sought initially on future preservation activities during a public presentation and forum in September 2008 and continued to be sought through the presentation of the final report and recommendations in May 2009.

The project was designed with a "hands-on" survey component for the Washington Historic Preservation Commission, as well as local interested residents, to gain practical experience in researching and documenting the history of historic buildings on an Iowa Site Inventory form. A survey boundary for the downtown area was identified by Rebecca Lawin McCarley. Through coordination with Mary Patterson, the survey project was organized, and a training session was held by the consultant in October 2008. A total of 130 properties were included in the survey project. After the initial training, the research and survey efforts were supervised at the local level by Mary Patterson. Additional survey work and evaluation will be required for these buildings at a future date, but significant research on a number of properties was completed through this initial survey project.

The project consultant, Rebecca Lawin McCarley, completed other project activities, such as a review of previous work in Washington and research into the basic history of Washington. She completed a windshield survey of the historic resources and neighborhoods of Washington in September 2008, with a follow up in October with Mary Patterson. Through this work and the input from the public forum, several recommendations have been made for future preservation activities in Washington, as outlined in the recommendations section of this report. The results of the project activities, with a focus on architectural surveys and National Register of Historic Places nominations, were presented by the consultant at a third public meeting in May 2009.

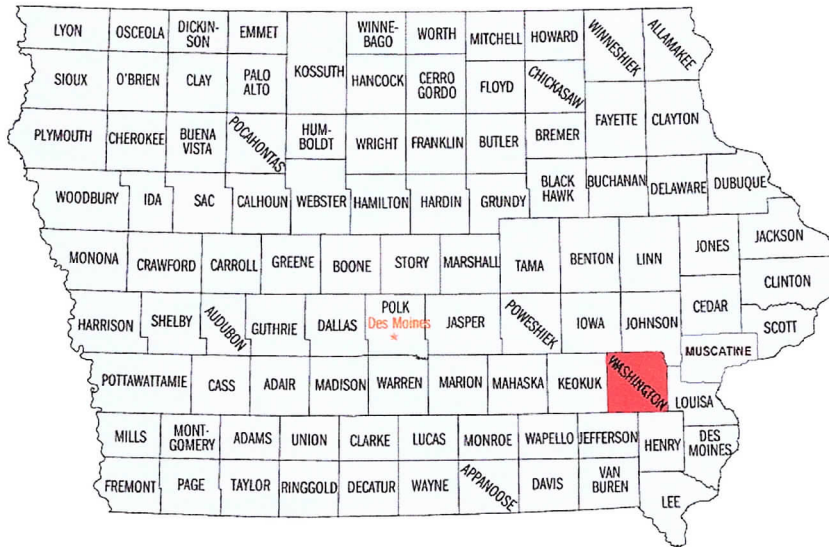


Figure 1. Location of Washington County.

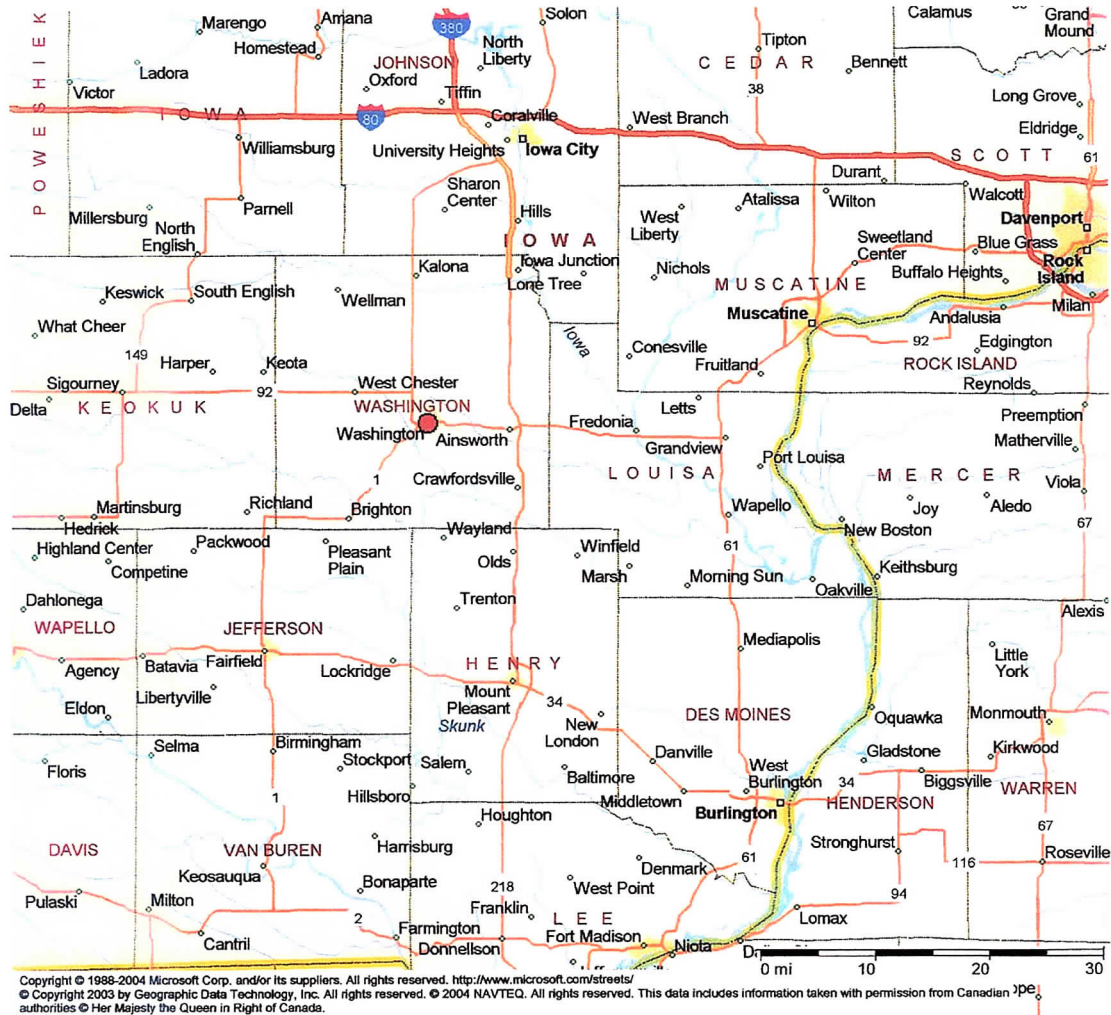
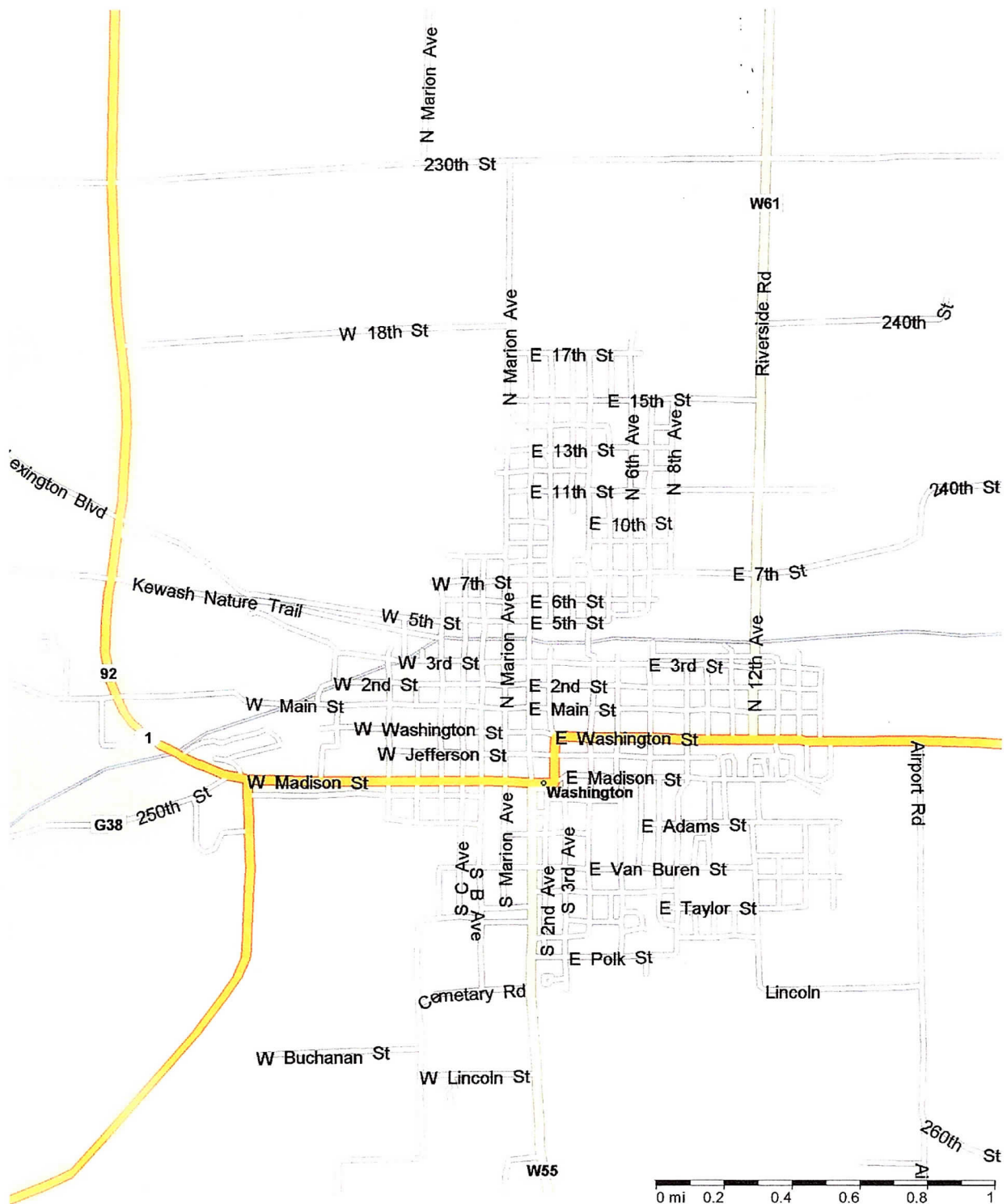


Figure 2. Location of Washington in southeast Iowa.



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Figure 3. Street map of the city of Washington (2004).

Project design and objectives

A Planning for Preservation Project was completed for the City of Washington in Washington County, Iowa. The purpose of this project was to begin to identify the historic resources in the community, to identify significant aspects of the history of the community, to identify and prioritize future preservation projects, to educate the public about preservation in Washington, and to involve members of the public in the process of planning for future preservation projects. The Planning for Preservation Project will assist Washington by outlining and prioritizing goals for historic preservation in the community and projects to achieve those goals. The public was involved in this process, as an important part of future preservation efforts will be coordinating with other projects to consider their impact on historic resources and to plan to preserve these resources. The work completed through this project is summarized in this report, to be available at the state and local level. It is anticipated that these recommendations will be incorporated in planning for other local projects in the future.

The methodology for this Planning for Preservation Project for Washington involved a combination of work by the consultant, initial survey efforts by the Washington Historic Preservation Commission, and public involvement. The City of Washington Historic Preservation Commission received a Certified Local Government (CLG) grant to work with a consultant to complete a Planning for Preservation study for future preservation efforts in Washington. Consultant responsibilities included planning for and holding three public meetings in Washington, reviewing past survey work in Washington, conducting basic research on the history of the community, completing a basic windshield assessment of historic resources, and preparing draft and final reports for these aspects of the project. This report outlines the information collected through each of these activities and provides recommendations for future preservation work in Washington.

The first meeting for this Planning for Preservation Project was held on September 24, 2008. This public meeting was an overview meeting for the commission and the general public on historic preservation in a community, with a presentation by the consultant. Various goals, activities, projects, and benefits of historic preservation were discussed. It also served as an opportunity for the consultant to collect information important to the community about preservation, historic resources, and the history of the community. The commission recruited volunteers from this meeting to assist with their downtown survey project. This meeting was followed by a second meeting on October 29, 2008. This public/training meeting was more in-depth on the process of conducting an architectural survey. Training was provided to the commission and volunteers regarding research techniques, filling out the Iowa Site Inventory form, and taking appropriate photographs.

The consultant worked to gather additional information about the community, historic resources, and preservation priorities over the next four months, with assistance as needed from the Washington Historic Preservation Commission. The consultant completed research on the history of Washington as well as a windshield survey of the community. This information, along with recommendations for future projects, was then summarized in this report for the project. After the completion of the draft report, a third public meeting was held in Washington on May

18, 2009. This meeting presented the results of the Planning for Preservation activities to the community and proposed future activities. The presentation also focused on architectural survey projects and the effect of listing on the National Register of Historic Places. Finally, public input was collected on the project activities and recommendations from the survey report.

The Washington Historic Preservation Commission assisted in these project activities by coordinating meeting facilities and publicity, providing information on the history of Washington and initial preservation goals, collecting public input on preservation goals in the community, and coordinating with the city/county to provide mapping to the consultant for the report. As part of this project, the commission was interested in applying their new training directly in the completion of Iowa Site Inventory forms for downtown buildings. The consultant was not directly involved in this aspect of the project. The commission and volunteers compiled information, prepared forms, took photographs, and submitted final products directly to the state. This aspect of the project began after the training meeting in October 2008, continuing through June 2009. These forms were not reviewed by the consultant but submitted directly to the state. They focused more on documentation of history than evaluation of significance. Photographs were labeled to be submitted with the forms, as well as photograph catalogs. Only basic information, similar to a reconnaissance level survey, was completed on a number of survey forms.

The Planning for Preservation Project for the City of Washington sets the stage for future preservation projects within the community. This report generated from these efforts summarizes the historic resources identified through the projects, the aspects of the community's history to be further developed through historic contexts, the public's perspectives and desires for preservation within the community, and potential future preservation projects, including survey, registration, and rehabilitation. It is anticipated that the report of this Planning for Preservation Project for the City of Washington will be available locally at the public library and City Hall. It may also be available at other local public offices. This will provide for public access under controlled conditions and the information will be readily available for community planning and economic development purposes. The report will also be available at the state level through inclusion in the files of the State Historic Preservation Office in Des Moines, Iowa.

Overview of local history

Washington County was organized over a series of acts in 1838 and 1839, during the early formation of counties in Iowa. A location on the land of Nathan Baker near the center of the county was selected for the county seat. On June 13, 1839, the location was confirmed, and the new town was named Washington. The first town lots were sold at auction in August 1839, followed by a second sale in June 1840. The town consisted of 25 blocks with a central square, a traditional European town layout. The first courthouse was built to the southwest of the square in 1841, though the new 1847 building was constructed on the square and used until 1869. The population of the county grew from 1,594 in 1840 to 4,957 in 1850 as settlement occurred throughout southeast Iowa.

With the railroad crossing the Mississippi River and plans to expand it west, Washington anticipated connection to markets and goods in the East. The Mississippi-Missouri Railroad built west of Rock Island in 1855, reaching Muscatine by November. Washington County bought \$50,000 in stock of the company to attract it to continue west from Muscatine to Washington. An additional \$100,000 was approved in bonds to buy stock in December 1856. In 1856, several subdivisions of Out Lots and plats of new additions occurred in Washington, as property owners anticipated growth. Population of the town reportedly had grown to 1,200. The railroad finally reached Washington in 1858, and it halted at this point for 12 years. In 1909, Howard Burrell described this period from 1858 to 1870 in Washington:

This was the trading and shipping point for people fifty to sixty miles south and west; the receipts of stock and grains, etc., were enormous, to be shipped east; each wagon that came in, loaded to the guards, took back groceries, dry goods, hardware, boots and shoes; business houses multiplied; stores were thronged nearly all night, after the men had unloaded. This kept up till the railroad pushed on west and southwest...We largely lost that infinite retail trade o' nights, and stock and grain went right on east and did not halt here long enough for our merchants and millers to take toll of them. Washington lost her boom and bulge. (Burrell 1909: 172)

The impact of the commercial activity in Washington was the construction of commercial, residential, and industrial buildings throughout the town. The early buildings followed the "first generation" model – small log or frame buildings. By the 1850s, however, the construction began to shift to the "second generation" model of substantial brick buildings. Burrell writes: "The building in '55 and '56 was astonishing; the brick blocks were nearly all erected in that golden age" (Burrell 1909: 175). Commercial buildings in the area around the square reflected the Italianate style in buildings constructed to heights of two or three stories. According to the *Press* on May 20, 1857:

We have a population of near two thousand, five churches and two more under way, four taverns, nine dry goods stores, two of clothing, two hardware, four blacksmith shops, three stove and tinware stores, two drug and one book stores, seven groceries, a bakery, millinery, sash and door shop, two boot and shoe, three furniture, three cabinet shops, boiler factory with foundry and machine shop, flouring mill, carding and fulling, two tailors, eight to ten ministers (rather indefinite), six or seven lawyers, eight doctors. (*History of Washington County, Iowa* 1880: 547).

PLAN OF
WASHINGTON
WASHINGTON CO.

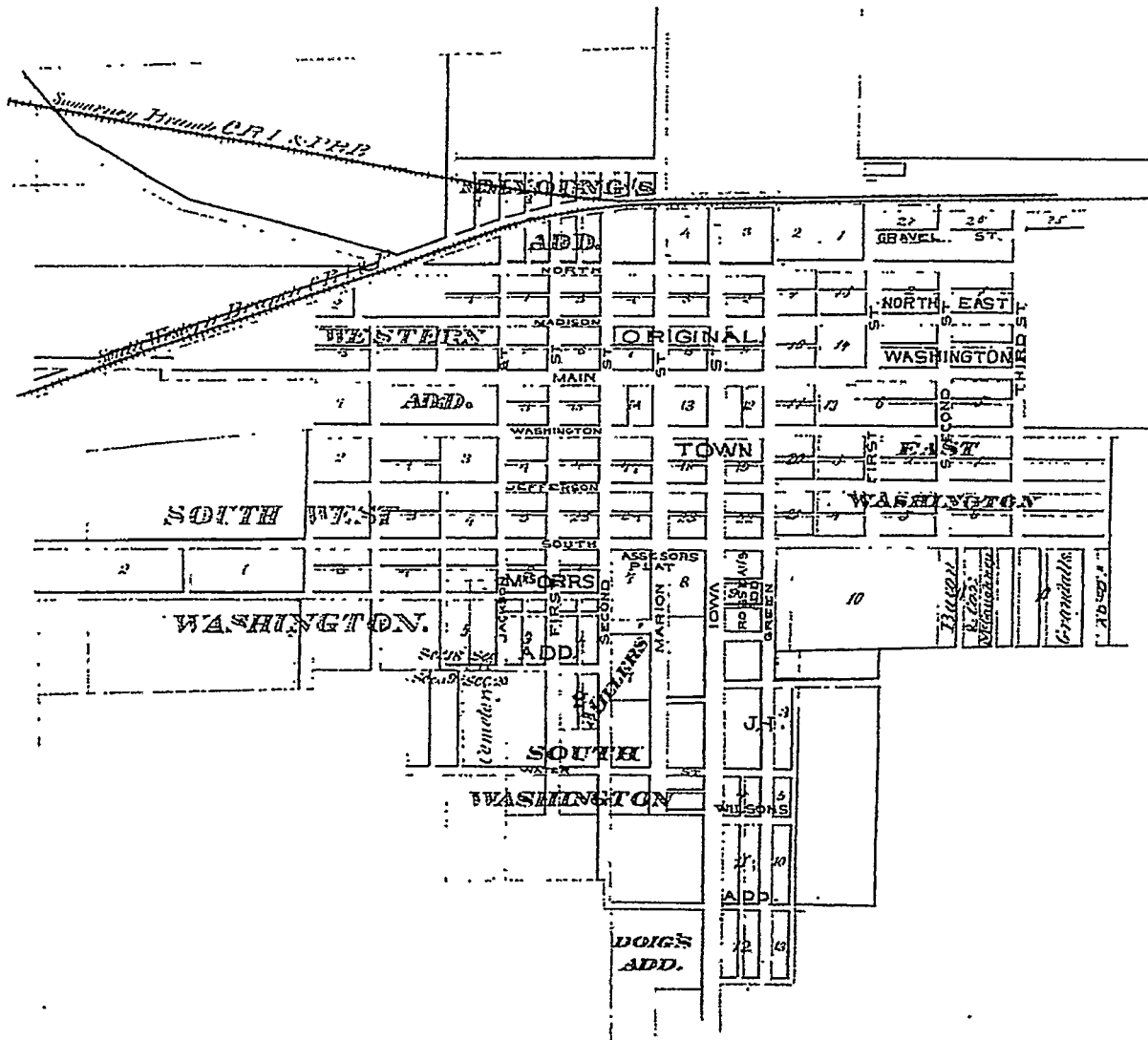


Figure 4. Washington in 1875 (Andreas 1875: 119).

Other organizations indicating community growth also organized in this period. Presbyterians, Baptists, Catholics, Episcopalians, Congregationalists, and United Brethren were represented with their own churches. The Washington Lodge No. 25 of Ancient Free and Accepted Masons (A.F.&A.M.) organized on June 5, 1851, meeting at the old Iowa House. Two other Masonic orders also formed in this period, the Cyrus Chapter No. 13 of Capitular Masonry on May 31, 1856 and the local chapter of Cryptic Masonry in 1859 (discontinued in 1878). The Covenant Lodge No. 101 of the International Order of Odd Fellows (I.O.O.F.) organized on January 1, 1856, meeting in Miller Block. The Society of Natural History also organized in April 1859 to collect and preserve the local and unique mineralogical, zoological, and ornithological specimens and fossils, disbanding prior to 1880. New construction declined during the years of the Civil

War in the early 1860s, though efforts at building community continued. After several failed attempts, Washington was incorporated on April 4, 1864.

The Mississippi-Missouri Railroad became the Rock Island Railroad in 1869, spurring a new period of railroad construction to the west and shifting the "boom" development to areas to the west. The extension of the railroad was poorly timed for Washington as it coincided with a national depression that started with a series of setbacks in 1869 and 1871, culminated with the Panic of 1873, and continued through 1879. With these changes, "hard times set in" in and around Washington. However, by 1880, Washington was "entering upon another chapter of prosperity" (*History of Washington County, Iowa* 1880: 543). With the increasing popularity of the narrow gauge railroad (less expensive to build), residents in Winfield, Henry County, raised funds in 1876 to build a railroad from Burlington to Winfield. The Burlington & Northwestern continued west to Washington, arriving in the winter of 1879-80. At the same time, a second line was built west from Winfield to Oskaloosa in 1879. This Burlington & Northwestern connected Washington directly to Burlington and the markets accessible from this point. The population of Washington grew through this period, increasing from 2,575 in 1870 to 2,949 in 1880. It would continue to grow to 3,235 in 1890.

Washington grew significantly in the 1880s and 1890s, largely due to the efforts of developer Winfield Smouse. The land north of the Rock Island tracks was nicknamed "The Heights," and 15 blocks were platted in 1875 on half of the purchased 68 acres. By 1909, it was deemed as the "most attractive part of the city" (Burrell 1909: 437). This development was followed in 1882 by Winfield Smouse's 28 acre addition of "Eastside," expanded by 49 acres to the east in 1884 as his "Second Addition." He paid careful attention to the design of streets, construction of walks, and planting of trees. By 1909, these additions were "covered with a superior class of houses" (Burrell 1909: 437). Smouse continued his real estate endeavors with the Highland Park addition of four hundred and thirty lots, including six-acre park and an artificial lake of three acres. His next project was assembling several tracts to create the Columbian Addition of 296 lots. Again, he graded streets and set out hundreds of trees. In the area between Highland Park and the Heights, Smouse then bought two tracts, known as his Northeast Addition.

Industries and services grew in Washington in the 1880s and 1890s as well. After several fires, a fire company was organized in 1883. Construction also began in 1883 on the new City Hall with fire station. Community building efforts continued with a stock company organized to build the Graham Opera House in 1885. The city waterworks were completed in December 1891, providing better service for the fire company. The first city water well was drilled in 1890-91, followed by a second well in 1896. The first gas plant was constructed in 1880, and it was sold to Norman Everson in 1881. In 1891, the Washington Illuminating Company was organized, and service was improved with a new gas plant and electric light plant. In 1894, the Washington Telephone Company was organized. Larger sewers were laid in 1897, though only in part of the town. On the industrial side, John Shields began shipping tile for agricultural drainage in 1884, benefitting from the town's railroad connections. In 1895, the Jackson Pipe Organ Company organized and built two large brick buildings, shipping organs around the Midwest for several years before closing. The population of Washington grew from 3,235 in 1890 to 4,255 in 1900.

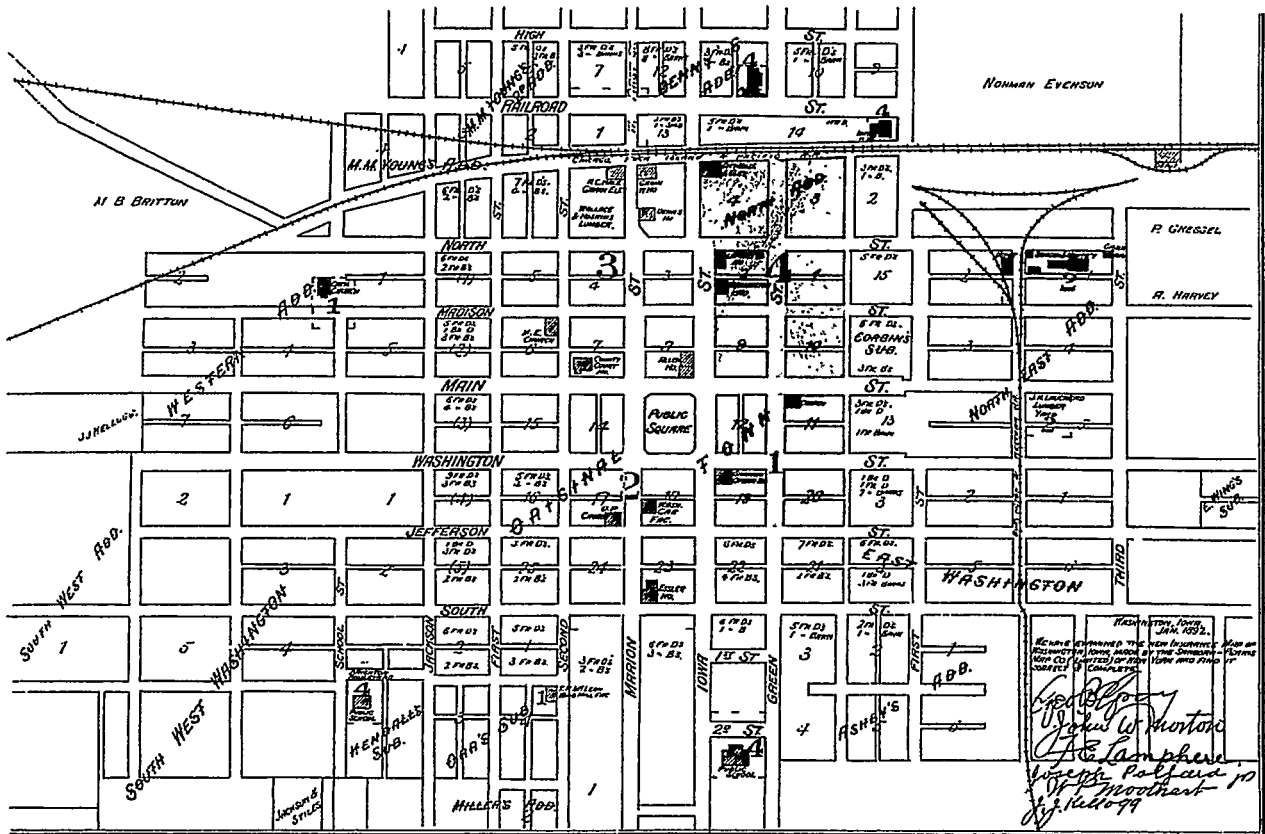


Figure 5. Central portion of Washington in 1892 (Sanborn Map Company 1892: 1).

Improvements to the railroad system through Washington brought new businesses to town in the early 1900s. In 9 hours on June 29, 1902, the narrow gauge tracks of the Burlington & Northwestern through Washington were upgraded to standard gauge. In 1903, the Chicago, Milwaukee, St. Paul and Pacific Railroad (known as the Milwaukee) built their new cutoff line through Washington. The Washington Manufacturing Company was organized by Frank Stewart in 1905, with Winfield Smouse, William A. Cook, and C.M. Keck. In 1909, they employed 10 to 15 people in a one-story brick building making wagon boxes, shoveling boards, barn floor scrapers, and six to eight thousand boxes per year. In 1907, F. B. Mills & Co., of Syracuse, New York, built a three story brick building as a branch seed house and their western distribution center. In 1908, Frank Stewart and Fred Giesler established the American Pearl Button Company in Washington (previously in Muscatine for six years) in the old pipe organ building. Other stockholders included Frank Giesler, Winfield Smouse, C.H. Keck, and H.A. Pauls. By 1909, two companies, McKeone and Minicks, manufactured plain and ornamental concrete block for house foundations.

and Iowa in 1905. In 1906, the Iowa Gas and Electric Company (Carson Brothers) purchased the Washington Illuminating Company, upgrading pipes and service over the next few years. A third water well was drilled in 1908. An effort had been made beginning in 1900 to replace the board walks with concrete sidewalks, and it was nearly complete by 1909. By 1906, much of the current city of Washington was platted, though far from fully developed. Frank Stewart led a formal effort to establish Sunset Park in 1904 on land donated by Abijah Savage in 1899 at the west edge of town, and he designed the early landscape planting. A boulevard was also established along the wide West Washington Street as entry to the park. In 1912, the Alexander Young Log Cabin was donated to the Washington Chapter of the Daughters of the American Revolution and moved to Sunset Park. Also in 1912, the Washington County Hospital was constructed at the south edge of Washington, the first rural county hospital in Iowa and first facility of its kind in the nation.

African Americans occupied a small place in the history of Washington from the early days and into the 20th century. The African Methodist Episcopal (A.M.E.) church started in 1862 by early residents Thomas Jefferson Armstrong, George Black, Sarah Black, Samuel G. Carter, A.C. Carter, Sarah Carter, Mary Jefferson, Fannie Palm, and Caleb White. They originally met in a building northeast of the square, moving to their new church at 511 (515) S. Avenue C in the 1870s (demolished in 1972). This area does not appear to have attracted a particular concentration of African Americans. The 1910-11 city directory notes African American residents, who lived scattered throughout Washington at this time. The majority of the housing has been demolished or significantly remodeled. The majority worked as barbers, laborers, domestic servants, or wash women. Joseph Daniels (608 S. Marion, extant) was listed as a contractor, as well as the Spencer Brothers – Horace and Harvey (414 S. 7th Ave, remodeled). The 25th Anniversary Edition of the *Journal* in April 1926 noted that African Americans were friendly and worked as Pullman porters, private caretakers, chauffeurs, printers, etc. Many belonged to the A.M.E. Church.

Two industries stand out in Washington in the 1920s and 1930s, though others operated in town. The American Pearl Button Company remained a large industry in Washington in the 1920s and 1930s, employing over 200 men and women. In December 1938, the *Muscatine Journal* reported that eight companies formed Pearl Button Industries, Inc., including seven Muscatine companies and one Washington, Iowa company (American Pearl Button Company). Plans were underway for a nationwide marketing campaign on the benefits of pearl buttons ("Manufacturers Join in Promotional Drive," *Muscatine Journal*, December 30, 1938, 2). However, the industry was largely replaced by plastic buttons in the late 1940s. Hugh McCleery's business manufacturing calendars outgrew its building behind his house by the 1920s, and a plant was built at 632 E. 3rd Street in 1924. They continued to grow, employing up to 75 persons. In 1944, the firm bought the calendar division of Newman-Rudolph Lithographing Company of Chicago, bringing Harold Cummings to Washington as the president of the new McCleery-Cumming, Inc. It continued to operate in Washington until 2004 with several large accounts, including Playboy.

The population grew steadily in Washington throughout the first half of the 20th century. From 4,380 in 1910, the population grew to 4,697 in 1920, to 4,814 in 1930, and to 5,227 in 1940. Community improvements continued in this period as well. A new post office was constructed in 1916. After facing challenges since its organization in 1911, the Y.M.C.A. benefited from a

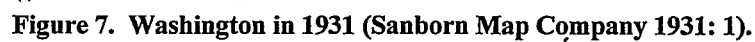
bequest from James Henry Young in 1921 and donation of a lot by Dr. and Mrs. E.R. Jenkins. The new building was dedicated on February 1, 1925. In 1926, the Graham Opera House was converted to show motion pictures under the ownership of Winfield Smouse. Sunset Park was improved in this period with rustic bridges, shelter houses, a bathing pool, a rock garden, and swings. The park in the middle of the original plat, Central Park, was improved in 1939 with a new fountain in honor of the town's centennial. Residential development was concentrated in the previously developed areas, with a handful of new additions/subdivisions visible on the south and southeast portions of Washington on the 1931 and 1941 maps. Commercial development continued to be focused on the area around the square, with industrial development slightly to the north along the railroad tracks. Churches in town in 1941 included the First Presbyterian, First United Presbyterian, Associate Presbyterian Church, First Methodist Episcopal, First Baptist, St. James Catholic Church, A.M.E., St. Paul's Evangelical and Reformed, Trinity Evangelical Lutheran Church, Christian Church, Four Square Gospel Tabernacle, Church of the Nazarene, and First Church of Christ Scientist.

While the population continued to grow steadily in the 1940s, it leveled off in the 1950s. After growing to 5,902 in 1950, it only reached 6,037 by 1960. In August 1947, the Chicago, Rock Island & Pacific Railroad transferred their trains to a new cutoff between Ainsworth and Brighton to the south of Washington. Railroad traffic continued through town on the Milwaukee Road. The community focused on additional efforts to improve services. The new Washington Free Public Library was constructed in 1950, on the east side of the downtown. Two new wells were dug for the water system in the city, one in 1946 and one in 1955. The first mercury street lights were installed in Washington in January 1951. Additional improvements arrived in Central Park with the construction of a new band stand in 1952. Residential development continued in previously platted subdivisions. The United Presbyterian Home was founded as a retirement home in 1947, including a "cottage" neighborhood development south of the main property started over the next 20 years. The establishment contributed to the growth of Washington as a retirement community.

In 1964, Washington had 305 retail stores, three hotels, two banks, the *Washington Evening Journal*, three railroads, a downtown theater, a drive-in theater, a radio station, an airport, a bus line, a country club, a modern hospital, a new public library, three city parks, a municipal swimming pool, all major lodge/fraternal/social clubs, and a Y.M.C.A. and Y.W.C.A. The 14 churches included a handful of new organizations such as the Assembly of God, Seventh Day Adventists, and Church of Jesus Christ of Latter Day Saints. The Lutheran Church appears to have split, with the Immanuel Lutheran and Lutheran Church of the Good Shepherd in town. Manufacturers included the McCleery-Cumming Company (calendars), Washington Manufacturing Company (steel rod and wire goods), Advance-Ross Electronics (television yokes), Cargill (soy bean processing), Northup-King (seed corn), Washington Concrete (concrete pipe and pre-stressed members), American Pearl Button Company (pearl buttons), Curran Company (cards and tallies), and Keating Welding and Boiler Works.

Washington experienced increased growth and development through the end of the 20th century. The population increased to 6,317 in 1970, 6,584 in 1980, and 7,074 in 1990. Through this period, residential development continued within subdivisions platted in the early 20th century as

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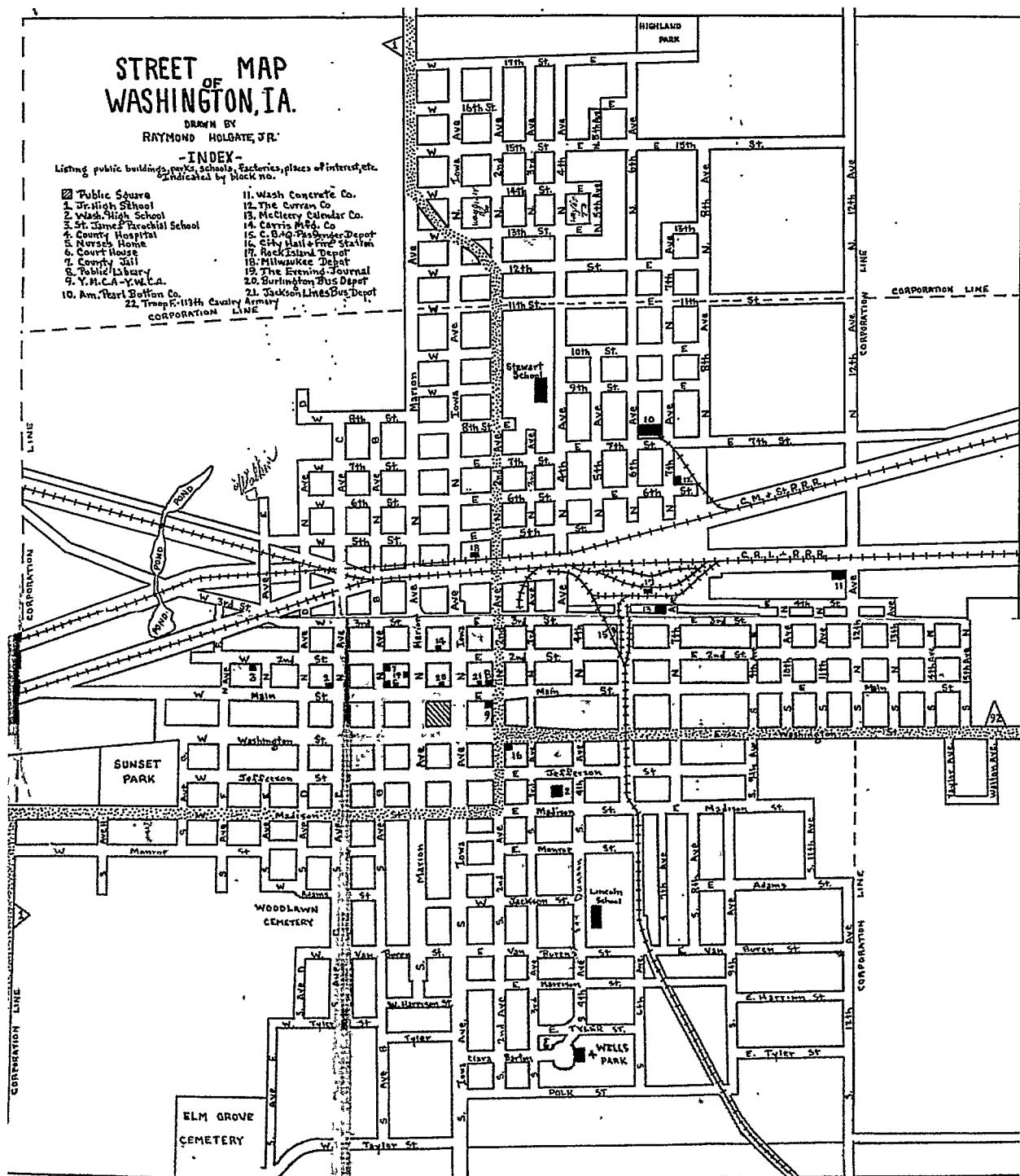


Figure 8. Street map of Washington in 1941 (Holgate 1941).

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County centennial edition, July 1936

60th anniversary edition, February 27, 1953

Bicentennial edition, July 1, 1976

Sesquicentennial edition, April 13, 1989

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Review of previous work

As a key part of this project, the consultant, Rebecca Lawin McCarley, reviewed previous work related to nominations to the National Register of Historic Places, architectural surveys, and other preservation projects in Washington. Materials in the files of the State Historic Preservation Office (SHPO) within the State Historical Society of Iowa in Des Moines were reviewed, as well as information in the files of the Washington Historic Preservation Commission. Over the last 40 years, approximately 160 properties have been surveyed at some level, and nine properties are currently listed on the National Register of Historic Places. Iowa Site Inventory numbers for Washington are assigned with the prefix of 92 at the state level.

The earliest preservation projects in Washington occurred with the nomination of six properties to the National Register of Historic Places in the 1970s and three properties in the 1980s:

Blair House - E. Washington St. and S. 2nd Ave. - 1973 - #92-00166

Alexander Young Cabin - Sunset Park, W. Madison - 1973 - #92-00160

Jonathan Clark Conger House - 903 E. Washington St. - 1974 - #92-00176

Kurtz House - 305 S. Ave. C - 1977 - #92-00155

Washington County Hospital - 400 E. Polk - 1977 (*delisted in 2006*) - #92-00193

Joseph Keck House - 504 W. Washington St. - 1978 - #92-00179

Washington County Courthouse - N. B Ave. - 1981 (Courthouse MPD) - #92-00150

Winfield Smouse House - 321 S. Iowa Ave. - 1983 - #92-00158

Frank Stewart House - 603 W. Washington St. - 1987 - #92-00180

These early nominations are brief, typically consisting of a page for the narrative description and a page for the history and statement of significance. The nominations for the Frank Stewart House by William Page, Historian, and the Washington County Hospital by Ruth Viggers have some additional contextual information. This nomination work and time frame is typical for the early nomination efforts across Iowa and the country.

Over the last 20 years, only one additional property has been nominated to the National Register of Historic Places:

Brookhart, Smith Wildman and Jennie (Hearne), House - 1203 East Washington - 2005 - #92-00464

This home is locally known as the United Presbyterian Home. An extensive nomination was prepared by Molly Myer Naumann, Consultant, in 2005. The nomination includes in-depth information on Smith Wildman Brookhart and the architecture of the house. Limited information is included on the historic context of Washington.

The majority of the 160 properties surveyed to date in Washington are related to projects to comply with Section 106 of the National Historic Preservation Act of 1966. This section requires that federal undertakings (projects using federal funds or permits) identify and evaluate historic resources for their historic significance and evaluate the effect of the proposed undertaking on the significant historic resources. Types of projects that require Section 106 surveys include transportation projects, housing rehabilitation projects, and communications tower projects. Sites within an identified Area of Potential Effect (APE) are included within the

survey for the project. The APE for a transportation project includes sites along a corridor to be improved while the APE for a housing rehabilitation project may only include the house itself.

The 14 properties surveyed in the 1980s related to various projects, including a Section 106 survey for a transportation project. Ten properties were surveyed in 1986 by the Department of Transportation as part of a widening project of East Washington Street from the 300 to 1100 block. None were found to be individually eligible, and it does not appear that a historic district was considered. The Chicago, Milwaukee, and St. Paul Depot (#92-00157; 428 N. Iowa) was evaluated for potential listing on the National Register of Historic Places in 1984, and the SHPO issued an opinion that it was eligible. However, nomination has not been pursued to date. The Main Post Office (1916, #92-00165; 115 N. Marion Ave) and Washington Free Public Library (1950, #92-00161; 120 E. Main Street) were both evaluated as not eligible in 1984 and 1989 respectively. The latter was not yet 50 years old at the time. Neither were evaluated within a potential downtown historic district, but they may fall within a future downtown historic district, depending on the boundary. Finally, the new construction of an apartment building was evaluated for possible impact in 1984 and assigned a survey number.

From 1994 to 2005, 39 properties were surveyed in Washington as part of housing rehabilitation projects. The majority of these properties were surveyed and evaluated by the East Central Iowa Council of Governments, based in Cedar Rapids. Individual survey forms were prepared for each property. Sue Canney, Tracey Mulcahy, and Amy Peterson were the primary surveyors. The survey forms prepared for these projects include only minimal information. Generally, no research was conducted on the history of the houses. The projects were evaluated as only impacting the individual house and the architecture was evaluated for potential individual significance. The overall neighborhood was not assessed for its potential as a historic district. No properties were evaluated as appearing eligible for the National Register of Historic Places.

Table 1. Properties surveyed for housing projects, 1994-2005

608 N. 2nd Ave	92-00007	ECICOG / SHPO- 1998	Not eligible
1025 N. 2nd Ave	92-00004	ECICOG / SHPO- 1998	Not eligible
1402 N. 2nd Ave	92-00005	ECICOG / SHPO- 1998	Not eligible
302 S. 2nd Ave	92-00146	HUD / SHPO- 1996	Not eligible
414 E. 2nd St	92-00013	ECICOG / SHPO- 1999	Not eligible
738 E. 2nd St	92-00185	ECICOG / SHPO- 1999	Not eligible
741 E. 2nd St	92-00014	ECICOG / SHPO- 1999	Not eligible
1003 E. 2nd St	92-00015	ECICOG / SHPO- 1999	Not eligible
709 W. 2nd St	92-00441	ECICOG / SHPO- 2003	Not eligible
721 W. 2nd St	92-00184	ECICOG / SHPO- 1997	Not eligible
1323 N. 3rd Ave	92-00016	ECICOG / SHPO- 1999	Not eligible
1003 E. 3rd St	92-00147	HUD / SHPO- 1994	Not eligible
1109 E. 3rd St	92-00324	ECICOG / SHPO- 2000	Not eligible
303 W. 3rd St	92-00323	ECICOG / SHPO- 2000	Not eligible
420 W. 6th St	92-00008	ECICOG / SHPO- 1998	Not eligible
909 N. 7th Ave	92-00322	ECICOG / SHPO- 2000	Not eligible
102 S. 7th Ave	92-00454	ECICOG / SHPO- 2004	Not eligible
512 E. 7th St	92-00448	ECICOG / SHPO- 2004	Not eligible
702 E. 7th St	92-00017	ECICOG / SHPO- 1999	Not eligible
201 W. 7th St	92-00149	ECICOG / SHPO- 1997 (not 50 years old - c.1975)	Not eligible

515 S. 9th St	92-00463	ECICOG / SHPO- 2004	Not eligible
1026 E. Adams St	92-00442	ECICOG / SHPO- 2003	Not eligible
515 N. Avenue B	92-00151	ECICOG / SHPO- 1997	Not eligible
518 S. Avenue B	92-00479	ECICOG / SHPO- 2005	Not eligible
503 N. Avenue C	92-00152	ECICOG / SHPO- 1997	Not eligible
509 N. Avenue C	92-00153	ECICOG / SHPO- 1997	Not eligible
623 N. Avenue C	92-00009	ECICOG / SHPO- 1998	Not eligible
420 S. Avenue C	92-00156	HUD / SHPO- 1994	Not eligible
804 N. Iowa Ave	92-00003	ECICOG / SHPO- 1998	Not eligible
408 S. Iowa Ave	92-00432	ECICOG / SHPO- 2002	Not eligible
608 E. Jefferson St	92-00018	ECICOG / SHPO- 1999	Not eligible
219 W. Jefferson St	92-00006	ECICOG / SHPO- 1998	Not eligible
302 W. Jefferson St	92-00459	ECICOG / SHPO- 2004	Not eligible
308 W. Jefferson St	92-00159	ECICOG / SHPO- 1997	Not eligible
529 W. Jefferson St	92-00002	ECICOG / SHPO- 1998	Not eligible
415 W. Madison St	92-00162	ECICOG / SHPO- 1997	Not eligible
1103 E. Main St	92-00453	ECICOG / SHPO- 2004	Not eligible
415 W. Main St	92-00163	ECICOG / SHPO- 1997	Not eligible
607 W. Main St	92-00164	ECICOG / SHPO- 1997	Not eligible

As these neighborhoods are further researched and surveyed, these properties will likely be included to further assess their historic significance as well as potential to contribute to any identified historic districts.

In 2000, a transportation project along Highway 1 on the west edge of Washington surveyed an additional 11 properties (Beedle, Peggy, The Louis Berger Group, Inc. **Architectural Resource Survey of Iowa Highway 1, Johnson and Washington Counties STPN-1-4(38)-2J-92; 00-099; 2000**). These properties are located west of the historic west boundary of Washington, and none were evaluated as eligible for the National Register of Historic Places.

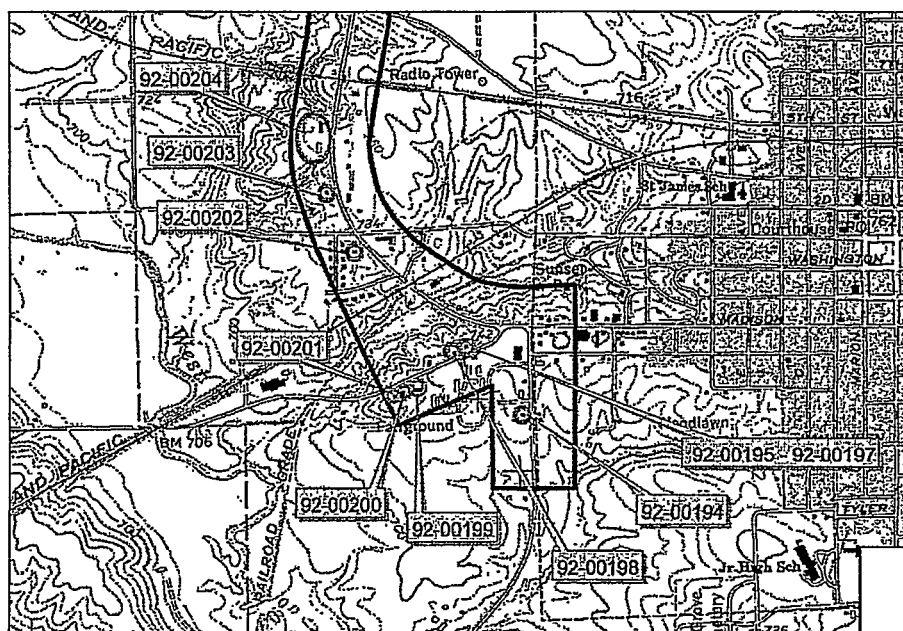
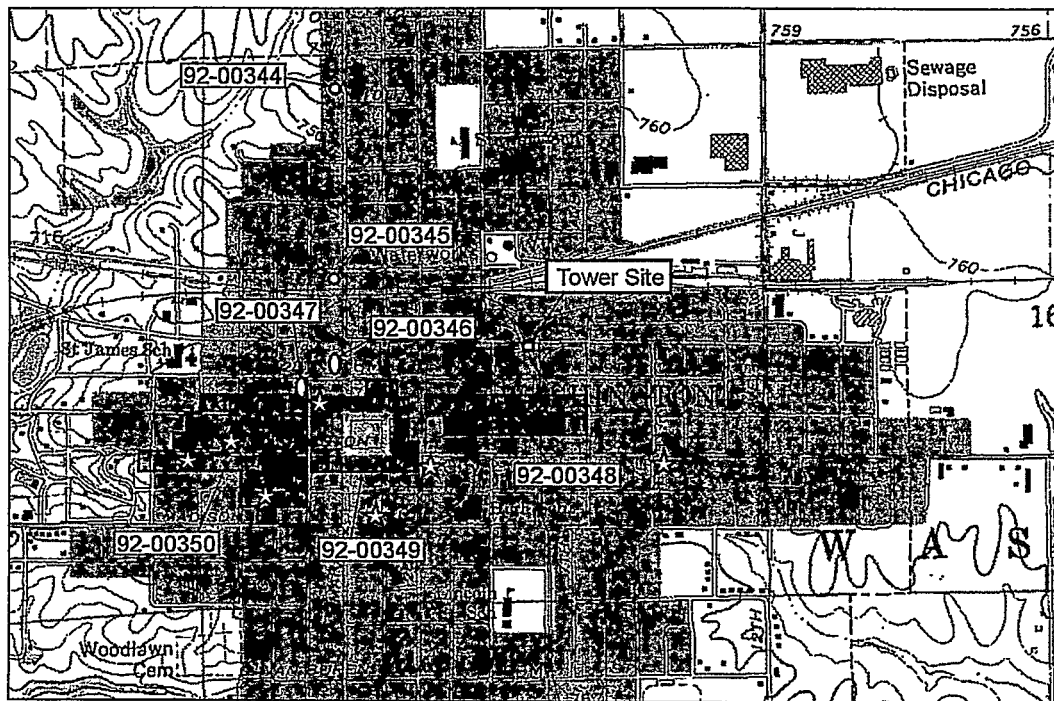


Figure 9. Map of sites near Washington from report (Beedle 2000).

On additional transportation project evaluated a garage at 545 E. Washington as not eligible, partially due to its move to the site at a later date, without apparently assigning a state number:

A Phase II Historic Architectural Evaluation of 13-WS-51H Primary Roads Project F-92-9(54)--20-92 a.k.a. PIN 85-92020-1 Washington County, Iowa; Marlin R. Ingalls, Highway Archaeology Program, University of Iowa; 92-005; 1993

In 2001, Peggy Beedle, architectural historian with The Louis Berger Group, undertook an architectural survey to comply with the Section 106 process for a proposed communications tower near 3rd Street and 6th Avenue, though the tower was not built and report not submitted. Overall, three historic district (including 60 properties identified as contributing within the West Side Historic District that were assigned individual numbers) and four individual properties were newly identified as eligible. This was the first extensive survey in Washington to analyze the potential for historic districts in the community, and three potential historic districts were identified (Table 2, Figure 10). The Washington Commercial District centered on the square (Central Park), stretching to each side by one-half or a full block. It was evaluated as appearing to meet Criterion C for design and architecture as an excellent example of a small town square with a combination of public and private buildings. The East Side Historic District was identified as centered on Main Street from 2nd to 7th avenues. It was evaluated as appearing significant as an excellent example of a small town middle class neighborhood primarily built from 1902 to 1917. Finally, the West Side Historic District was identified as centering on West Washington Street between Avenue B and Avenue F, with the boundary including properties on West Main and West Jefferson streets. It was evaluated as appearing significant as an excellent example of a neighborhood of upper middle class housing, primarily built from 1894 to 1902 with the last lots developed by 1917. Additionally, two churches, an industrial complex, and an individual house were identified as eligible for the National Register of Historic Places.



USGS, Washington, 1969, 7.5' Series.

Figure 10. Map of sites identified as eligible or listed in 2001 tower survey by Louis Berger Group.

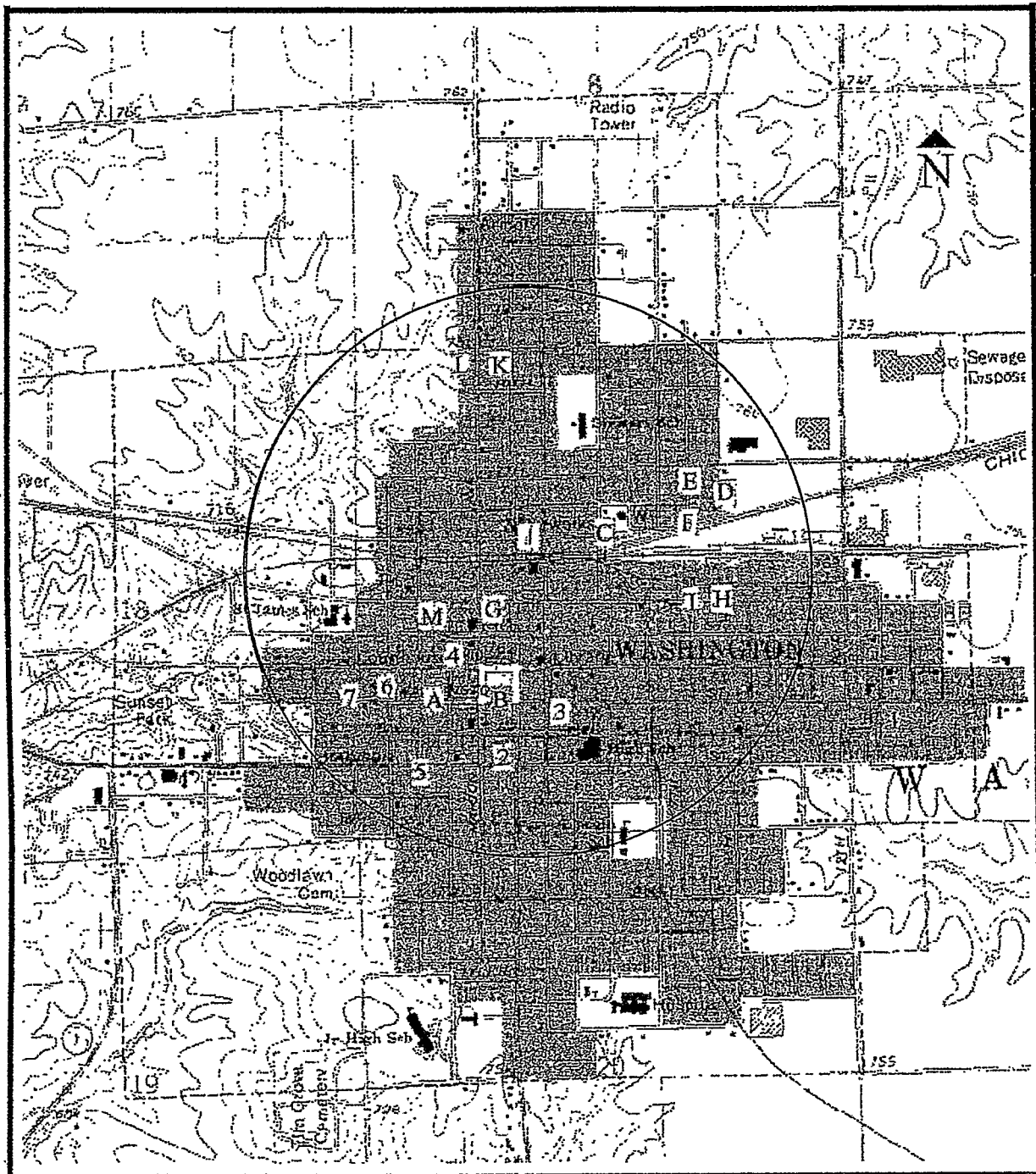
Table 2. Properties evaluated as eligible in 2001 during tower survey.

Address	Name	Iowa Site #	Evaluator - year
	East Side Historic District	92-00348	Berger / SHPO- 2001
	Washington Commercial District	92-00349	Berger / SHPO- 2001
	West Side Historic District	92-00350	Berger / SHPO- 2001
N. Avenue B	Christian Church	92-00347	Berger / SHPO- 2001
N. Marion Ave	Methodist Episcopal Church	92-00346	Berger / SHPO- 2001
407 N. Marion Ave	Shields, John and Son (office, warehouse)	92-00345	Berger / SHPO- 2001
1011 N. Marion Ave	Todd, William, House	92-00344	Berger / SHPO- 2001

In 2005, Alexa McDowell, architectural historian with AKAY Consulting, also undertook an architectural survey to comply with the Section 106 process for a proposed communications tower at 322 North Iowa Avenue (**Phase I Historical and Architectural Resources Survey: Cellular Telecommunications Tower, 322 Iowa Ave North, Washington, Iowa; 92-001**). A reconnaissance level survey was conducted of an area one-half mile around the proposed tower site to identify those properties with greatest potential for historic significance. Interestingly, she does not reference the 2001 surveyed properties by Beedle. Through this survey, two historic districts and 11 individual properties were evaluated as appearing eligible for the National Register of Historic Places (Table 3, Figure 11). Both historic districts overlap with those districts identified in the 2001 survey. The Washington Downtown Historic District is centered on the square, extending one-half block further south to Jefferson and one block further north to 3rd Street than the 2001 boundary. The Washington Street Historic District extends only along Washington Street from Avenue B to Avenue H – thus narrower and further west than the West Side Historic District identified in 2001. The report is basic, with no contextual information for the community. Due to the potential Adverse Effect from the proposed project, an addendum with viewshed simulations was submitted in 2005 as well.

Table 3. Properties evaluated as eligible in 2005 during tower survey.

Address	Name	Iowa Site #	Evaluator - year	Map
	Washington Commercial District	92-00349	Berger / SHPO- 2001, AKAY / SHPO- 2001	B
	Washington Street Historic District	92-00466	AKAY / SHPO- 2005	A
308 W. 2nd St	House	92-00476	AKAY / SHPO- 2005	M
N. 4th Ave	Washington City Reservoir	92-00468	AKAY / SHPO- 2005	C
N. 6th Ave	Weigh Station	92-00474	AKAY / SHPO- 2005	I
618-620 N. 6th Ave	Office Building / Storage building/Garage	92-00470	AKAY / SHPO- 2005	E
E. 6th St	Building	92-00469	AKAY / SHPO- 2005	F
N. 7th Ave	McCleery Calendar Factory	92-00473	AKAY / SHPO- 2005	H
604 N. 7th Ave	Mills Seed Company Building	92-00471	AKAY / SHPO- 2005	D
428 N. Iowa	Chicago, Milwaukee, and St. Paul Depot	92-00157	SHPO – 1984, AKAY / SHPO- 2005	J
1011 N. Iowa Ave	Bean, Edward P. and Linda L., House	92-00475	AKAY / SHPO- 2005	K
407 N. Marion Ave	Storage Building / Office Building	92-00472	AKAY / SHPO- 2005	G
1011 N. Marion Ave	Todd, William, House	92-00344	Berger / SHPO - 2001, AKAY / SHPO- 2001	L



NOTE: The red "X" indicates the location of the proposed tower site. NRHP are numbered and Register eligible resources are lettered. All are keyed to the report text.

Figure 11. Map of sites identified as eligible or listed in 2005 tower survey by AKAY Consulting.

Due to the potential Adverse Effect of the proposed tower in 2005, mitigation efforts were agreed to by the tower company and the State Historic Preservation Office. As part of the mitigation, a historical and architectural context for the Downtown Historic District was

completed by Alexa McDowell of AKAY Consulting for Trileaf in 2006-2007. This document relies heavily on the 2002 Multiple Property Document, *Iowa's Main Street Commercial Architecture*, by Jan Nash of Tallgrass Historians. It provides some additional information related specifically to Washington. The majority of the historic information dates to the period prior to 1909, with one map and two paragraphs covering the later years.

A recent survey of 23 Army reserve centers constructed between 1947 and 1963 in Iowa and three other states was conducted by the 89th Regional Readiness Command for compliance with Section 110 of the National Historic Preservation Act of 1966. These properties were evaluated within the context of the Cold War build-up of the Army Reserve. This report was submitted in February 2008, including a survey form for the Washington Memorial United States Army Reserve Training Center at 1411 N. Marion Avenue, Washington, Iowa. This property was originally constructed in 1961, with a large addition that tripled the building's capacity and quadrupled the size in 1977. This property was evaluated and found not to have sufficient integrity overall due to the large later addition for individual listing on the National Register of Historic Places at this time.

In addition to the work within Washington, additional work has been completed at the county level. The Washington County Historic Preservation Commission has conducted a handful of projects identifying resources in other areas of the county, beginning with an **Inventory of Historic Sites** in 1992. Additional information has been prepared on the county through other projects, such as the Multiple Property Document form entitled **The History of Agriculture in Washington County, Iowa, As Expressed by its Architecture and History, Past and Present, 1854-1952** by James E. Jacobsen, *History Pays!*, in 2002. Likewise, other housing and transportation projects in Washington County in the 1990s were located further outside the boundaries of the City of Washington:

Intensive Historic and Architectural Survey of Washington County Poor House;

William C. Page, Public Historian; 92-004; 1990

Architectural Resources and Settlement Landscapes of Washington and Henry

Counties in Southeastern Iowa - A Historic Architectural Survey of Primary Roads Project F-218-2(2&3) a.k.a. PIN 84-44030-1 and 84-92040-1 & 2 Henry and Washington Co; Marlin R. Ingalls, Highway Archaeology Program, University of Iowa; 00-056; 1990

A Historic Architectural Survey of Primary Roads Project 1-92-9 (56)-20-92 a.k.a. PIN 86-91040-1 Washington County, Iowa; Hugh Davidson, Highway Archaeology Program, University of Iowa; 92-006; 1992

Results of project activities

Several activities have been conducted as a result of this Planning for Preservation project, with the six main activities outlined below. Rebecca Lawin McCarley spearheaded the project activities, as the professional/consultant. The members of the Washington Historic Preservation Commission have been directly involved. Mary Patterson, chair, has been involved in additional activities with the consultant. Additionally, two city council members have attended the meetings and volunteered with the downtown research project, providing a direct link to this organization. In addition, other interested residents have been involved in some or all of the project activities.

Review of Washington Historic Preservation Commission activities to date September 2008

Key persons: Rebecca Lawin McCarley, Mary Patterson.

An early project activity was the review of the Washington Historic Preservation Commission (WHPC) activities to date through a discussion between Mary Patterson and Rebecca Lawin McCarley. The commission was formed in fall 2005 with five members plus a city council liaison. The Washington County Historic Preservation Commission had operated in the county for several years, and there was a desire for a separate historic preservation commission for the city. The WHPC has held several annual events to highlight aspects of Washington's history and historic buildings, including a photo scavenger hunt in May during Preservation Month and an annual interpretive event with characters in costumes and authentic artifacts. They have tried their hand at a few Iowa Site Inventory forms, though not extensive efforts with training. They have been active on committees for projects in the community, such as the band stand renovation and new library projects. They have also sat on the review panel for the Chamber of Commerce's revolving loan program. With the formation of the local Main Street organization in spring 2008, several WHPC members also serve within the Main Street group, particularly on the Design Committee. Interestingly, Washington has adopted a historic building code modeled after Dubuque's code, though it seems to have been used sparingly to date.

Historic Preservation in Washington, Iowa – public presentation/education September 24, 2008

Key persons: Rebecca Lawin McCarley, Mary Patterson

Attendees: James Almelien (Main Street member), Tom Dawson (WHPC member, owner of historic building), Mike Driscoll (owner of downtown building), John Greener (historic building owner), Mary Ann Hanshaw (chair, Washington Tourism Committee), Diana Hartmann (Main Street volunteer), Don Kline (Main Street member), Mike Kramme (WHPC member, owner of downtown building, resident of historic house), Mary Patterson (WHPC chair, Main Street member - Design, historic building owner, Chamber member, etc.), Carol Ray (WHPC member, Main Street member, Blair House board member), Bob Shepherd (Main Street member, city council member, owner of historic house), Fred Stark (city council liaison to HPC), Cal Wolf (interested resident), Margaret Wolf (Main Street member, member local/state historical org)

The meeting on September 24, 2008 in Washington was designed as a public education session for community members by Rebecca Lawin McCarley and was locally coordinated by Mary Patterson. The meeting was promoted by the local radio station and local newspaper, as well as targeted emails to the WHPC, Main Street members, and other local organizations. The meeting was held at 4:00 in the community room at the United Presbyterian Home, which proved somewhat difficult to find. A total of 11 people registered on the attendance forms, including several members of the new Main Street organization. The presentation was designed to educate the public about historic preservation around the country and in Washington and to involve members of the public in the process of planning for future preservation projects. Rebecca Lawin McCarley started with a presentation on historic preservation, benefits of preservation, and various types of preservation projects. The last portion of the session was reserved for input from the attendees to start to identify the historic resources in the community, to identify significant aspects of the history of the community, and to identify and prioritize future preservation projects. Information was recorded during group discussion and requested in written form from individuals. As a result of the group discussion, the following information was documented:

What is the unique identity and significant history in Washington?

Town designed around central park (with bandstand) and central business district
Started as the county seat and boomed in the 1850s with the arrival of the railroad
Important industries include that pearl button industry, world's largest calendar factory, and seed companies; other diversified industries also in town
Washington is a city of neighborhoods and several large parks – strong park system
Winfield Smouse was a significant local developer of neighborhoods and parks
Site of first County Hospital
Once smallest city with YMCA
Early retirement community with establishment of United Presbyterian Home in 1947 – “small town retirement capital” – highest percent per capita over 63
Downtown attracts visitors from surrounding area – no parking meters
Important people include: Smith Wildman Brookhart (US senator), Winfield Smouse (developer), Frank Stewart (local industry), Ola Babcock Miller (founder of Iowa highway patrol – first female Secretary of State), Frank Brinton (inventor – 1899 airplane), Percival Pollard (literary critic), Hugh McCleery (calendar factory), Harold Cummings (calendar factory)

What are buildings/structures that reflect the unique identity and significant history?

Architecture of the downtown – around square and “super square”
- Ross Motors building (222 S. Marion)
- State Theater – built as second Graham Opera House (123 E. Washington)
Blair House, Young Log Cabin in Sunset Park, Stewart House, Smouse House, Keck House, Washington County Courthouse (all listed on the NRHP)
Ola Babcock Miller House
Central Park – centennial fountain, bandstand, statues, walks
Sunset Park – bridges, shelters, drives
Railroad resources – Milwaukee depot, Burlington depot, Rock Island freight depot, weight house, railroad overpass – 1939 – 2nd Avenue
Industrial resources along railroad

Centennial projects in 1939 – overpass, fountain, 2 elementary schools
Schools – 2 elementary (Art Deco designs) and 1 high school (1917 building)
Post office
Churches – Baptist, Methodist, etc.
Residences – unique under new siding – also barns, carriage houses, garages
Kit homes – from Sears, etc.
Multi-family housing – Macnanara House – double foursquare
Historic neighborhoods: West Washington Street (boulevard, significant people, variety of architecture), Iowa Avenue – north and south, Washington Street – east into town, Madison Street – east and west, East Main Street
African American / working housing - scattered sites on S. 9th Avenue and S. Avenues C and D

What types of preservation projects that would benefit these buildings and this history?

General education of importance of historic preservation
General public education on history and historic buildings in Washington – include vernacular resources not just best and biggest
Loan program - low interest loans through banks for facades or interiors – especially second/upper story – past program spurred interest in neighboring businesses
Façade unveilings
Brochures for historic walking tour – have driving tour
Survey historic neighborhoods
Nomination of historic residential districts to NRHP
Nomination of downtown to NRHP
WHPC act as resource for property owners for revenue streams for rehabbing buildings
Design standards – particularly for infill – downtown to start
Ongoing education/workshops – very important!
Projects that promote pedestrian friendly environment
School programs – walk and draw – have curriculum on architecture in Washington – elementary school – funded with grant – continue and more programs

What is or should be the role of historic preservation (or WHPC) in Washington?

Educate public and city about importance of historic resources
Advocacy for historic resources
Promote and educate about financial assistance for rehab projects
Provide technical assistance - train a “go to” person for building rehabs/funding
Training for WHPC and community in national standards of preservation
Work on heritage tourism programs – with connection to county
Identify community resources – also people with knowledge
Work with schools – appreciation for local history and buildings starts young
Promote increased business in downtown

What should priorities for the historic preservation commission be?

Survey projects – start with downtown area, railroad industrial district, east Main, west Washington (boulevard)
Follow up surveys with nomination projects

Public education – start with history – build into historic buildings, historic preservation, architecture (building components)

Continue yearly costume reenactment on periods in Washington's history

Continue scavenger hunt – creates interest beyond entries in historic buildings

Written comments were collected on a form designed to rank various types of projects as priorities for the Washington Historic Preservation Commission as well as provide opportunity for particular projects to be noted. Eight forms were collected in this process with the following priorities projects for the WHPC in ranked order, including comments on specific types of projects:

1. Educational programs – various programs designed for all ages, program geared to city officials and staff, create DVD or Powerpoint on significant local places and history to be available from library, continue current annual events as educational programming
2. Survey projects – downtown, arterial areas, west Washington, north and south Iowa, other neighborhoods
3. Designate local landmarks and historic districts
4. Nominations to the National Register of Historic Places
5. Heritage tourism projects – building open to public, historical displays, tours for returning children and grandchildren
6. Create partnerships and projects with other organizations, such as Main Street, volunteer partnerships with local clubs and churches
7. Building rehabilitation projects – work with property owners – technical assistance – resource for funding assistance
8. Local financial assistance programs – create new or fund previous again
9. Historic Building Code – educate building officials and property owners on existing to encourage greater use

This information collected in this public meeting was utilized for the recommendations in the next section of this report.

Training session for historical/architectural overview survey of downtown Washington October 29, 2008

Key persons: Rebecca Lawin McCarley, Mary Patterson

Attendees: Illa Earnest (city clerk), John Greener (historic building owner, member local/state historical organization), Don Kline (Main Street member), Mike Kramme (WHPC member, owner of downtown building, resident of historic house), Mary Patterson (WHPC chair, Main Street member - Design, historic building owner, Chamber member, etc.), Carol Ray (WHPC member, Main Street member, Blair House board member), Bob Shepherd (Main Street member, city council member, owner of historic house), Ben Stanton (news director, KCII), Fred Stark (city council liason to HPC)

The meeting on October 29, 2008 in Washington was designed as a training session for members of the Washington Historic Preservation Commission and other residents interested in historic building by Rebecca Lawin McCarley and was locally coordinated by Mary Patterson. The meeting was promoted by the local radio station and local newspaper, as well as targeted emails to the attendees at the September 24 meeting that indicated an interest in volunteering with the

downtown survey project. The meeting was held at 4:00 in the community room at the Washington Public Library. A total of 9 people attended the training, including two people that had not attended the September 24 meeting. The session was designed to provide the training necessary to complete the "hands-on" survey component of this project, an historical/architectural overview survey of downtown Washington. Rebecca Lawin McCarley provided training on historic preservation basics, types and components of survey projects, evaluation of significance and integrity for eligibility for listing on the National Register of Historic Places, specifics on the organization of the downtown survey project, step by step instructions for conducting survey and research, basic features and styles of commercial buildings, historic research using government and historic documents, and instructions on filling out the Iowa Site Inventory form. She provided several handouts related to the survey project and the survey/research process for the volunteers. The downtown survey area had been previously divided into nine sections, and each section was assigned to a volunteer at the end of the meeting. McCarley answered further questions and later emailed an electronic version of the Iowa Site Inventory form.

Historical and architectural overview survey of downtown Washington September 2008 – June 2009

Key persons: Rebecca Lawin McCarley, Mary Patterson

Volunteers: Illa Earnest (city clerk), John Greener (historic building owner), Don Kline (Main Street member), Mike Kramme (WHPC member, owner of downtown building, resident of historic house), Mary Patterson (WHPC chair, Main Street member - Design, historic building owner, Chamber member, etc.), Carol Ray (WHPC member, Main Street member, Blair House board member), Bob Shepherd (Main Street member, city council member, owner of historic house), Deb Simmering (County Auditor's office), Fred Stark (city council liaison to HPC)

The planning for the historical and architectural overview survey of downtown Washington started in September 2008. Rebecca Lawin McCarley completed a windshield survey of the area on September 24 to assess the limits of the boundaries for the survey component of this project. The boundaries were refined through information online through the Washington County website and through discussions with Mary Patterson. The recommendations for a downtown historic district from the 2001 and 2005 tower surveys were also considered, and the area of the larger 2005 boundary was included. It was expanded to include some additional commercial buildings on the opposite sides of the boundary streets. This would be considered the largest possible boundary for a downtown district. The boundary was mapped on an aerial photograph.

With the boundary generally set, Mary Patterson completed a windshield survey of the area to assign a survey number to each building and to record basic information (address, type/use of building). McCarley developed a four-page field research and survey form to be used to collect information during the survey project, prior to filling out the Iowa Site Inventory form. Patterson sent the table of buildings to McCarley, who divided them into nine sections and created a map to show the survey areas (Figure 12). McCarley obtained Iowa site numbers for each building not previously surveyed and added them to the table. A total of 130 buildings were included in the survey, including one previously listed on the National Register of Historic

Washington, IA
Downtown Survey Area boundary

0 489
Map Units: feet

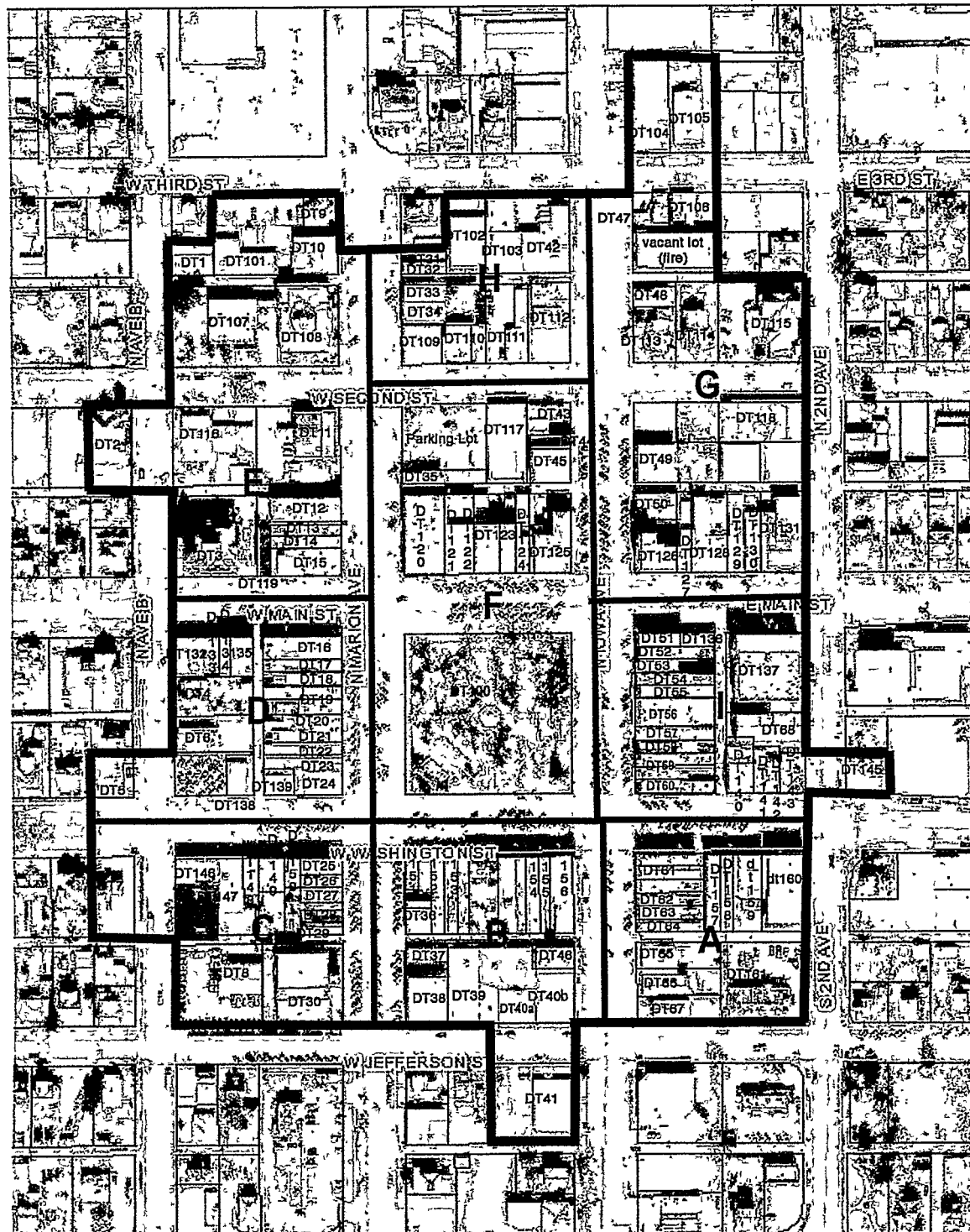


Figure 12. Map of boundary, buildings, and survey sections for downtown survey project.

Places and six previously surveyed. Information for each building was merged onto the field research and survey forms. A folder was created for each survey section, with the field research and survey forms for each property in that section, instructions on completing the survey, and Sanborn fire insurance maps for that block/s. These folders were assigned to each volunteer at the training session on October 29 (see above).

With the survey project incorporated into the Planning for Preservation project, the consultant was not involved in the survey beyond the initial training session. The goal for the survey project was to provide “hands-on” experience at the process of research a historic building and filling out the Iowa Site Inventory forms. The intention was to fill out an Iowa Site Inventory form for each property within the survey boundary, with attached black and white photograph. It was acknowledged that these forms may not be as complete as during a full intensive level survey project. Likewise, the evaluations would not be formal, without a review of the determinations on individual buildings by a professional consultant or state staff. However, the research and forms completed will give a jump start on the future preservation work in the area.

Mary Patterson served as the local project director for the survey project. She organized work sessions and assisted with further division of work among the volunteers. By February 2009, some volunteers had begun to complete Iowa Site Inventory forms for their properties. Work continued on the research and preparation of the forms into spring. Input was sought on this component of the project at the meeting on May 18, 2009. At this time, the majority of the 130 properties did not have survey forms complete. McCarley suggested completing the first two pages of the form and outlining known information on the third page for the remainder of the properties to complete this aspect of the project. Volunteers noted that they had enjoyed learning more on the history of Washington and the history of individual buildings. They were happy to have some forms complete. They had also formed a key partnership with Deb Simmering, staff in the Washington County Auditor’s Office, who had assisted with research in office and by photocopying transfer books for research at home. The volunteers cited challenges with finding time to complete research (particularly during business hours) and frustration in the actual determination of a construction date for a building.

Research and field survey for Planning for Preservation report and recommendations September 2008 – June 2009

Key persons: Rebecca Lawin McCarley, Mary Patterson

The primary result of the project activities was the completion of this Planning for Preservation report and recommendations. In addition to the other project activities described in this section, the project activities included a research and field survey component. Rebecca Lawin McCarley completed a basic windshield survey of Washington in September, followed by a more in-depth windshield survey with rough boundaries outlined with Mary Patterson in October. McCarley also completed research at the Washington Public Library, Davenport Main Library – Special Collections, and State Historical Society of Iowa in Des Moines. This research included the history of Washington as well as previous preservation work completed in the community and surrounding area. This research and survey was utilized in the preparation of this report.

Presentation on results of Planning for Preservation project

May 18, 2009

Key persons: Rebecca Lawin McCarley, Mary Patterson

Attendees: Illa Earnest (city clerk), John Greener (historic building owner), Mike Kramme (WHPC member, owner of downtown building, resident of historic house), Mary Patterson (WHPC chair, Main Street member - Design, historic building owner, Chamber member, etc.), Carol Ray (WHPC member, Main Street member, Blair House board member)

The meeting on May 18, 2009 in Washington was designed as a public education session for community members by Rebecca Lawin McCarley and was locally coordinated by Mary Patterson. Publicity for the meeting was primarily email contacts, as the newspaper did not run the press release. As a result, the attendance was five people previously involved in the project. The meeting was held at the Blair House. The presentation was designed to educate the public about historic preservation around the country and in Washington, to present information on the National Register of Historic Places, to discuss architectural survey projects, to present information on the initial efforts to identify the historic resources in the community, and to identify and prioritize future preservation projects. Information was also specifically presented on the potential of nominating the downtown to the National Register of Historic Places and the process and benefits of the listing. It was also another opportunity to engage members of the public in the process of planning for future preservation projects. Input was sought from the attendees involved in the downtown survey project, as summarized above.

The recommended survey areas from the report were also presented (see pages 38-39), and the attendees were provided with stars to "vote" for their five priority projects. Each person was directed to choose five different areas, and they were permitted to vote for an area outside one of the recommendations. A total of 25 stars were placed on the map. The railroad corridor received the highest number of stars (5), following by three stars in the Downtown, South, West, and Far Southeast. Two stars were placed in E. 2nd Street, East, and The Heights. The Southwest area received one star. The final star was placed along S. Avenue C, outside of the recommended survey areas. For additional public input, the map was presented by Mary Patterson at a Main Street meeting. Additional stars were placed in five areas: Downtown, West, East, The Heights, and South.

Recommendations

Recommendations for future preservation activities in Washington can be organized into two general categories. The first is a program to provide education, training, and protection for the community's historic resources. The second is a program to further identify these resources through survey, evaluation and nomination. These two programs should occur simultaneously, with opportunities to enhance one program through the work completed in the other. While multiple projects may be undertaken in a variety of orders, priorities are provided at the end of this section as guidance. Likewise, though there are multiple options for execution of these projects, possible funding streams for various types of projects to involve a professional or fund a publication are included at the end of this section as well.

The recommendations within this section are focused on historical and architectural resources. In the future, archeological surveys should be conducted to identify both pre-historic and historic sites and resources in Washington.

Education/Training/Protection

There is a strong interest in Washington to increase the general education about the importance of historic preservation, the historic resources in the community, history of Washington, and the recommended treatments for historic properties. While some of the education programs will rely on the further identification of historic resources through survey/nomination projects, a number of educational opportunities can occur prior to the completion of this effort. The following recommendations relate to education, training, and protection of historic resources.

1. Training for Washington Historic Preservation Commission

The Washington Historic Preservation Commission (WHPC) is a young organization and members have attended some training opportunities to date. Since there is an interest in the commission serving a role as providing "technical assistance" in the community, it is recommended that the WHPC pursue other training opportunities at the state and national level. The Historic Preservation Office in Iowa and Iowa Historic Preservation Alliance both offer conferences and/or training on an annual basis in various locations around the state. The Historic Preservation Office also often seminars/training on specific topics, such as the National Register of Historic Places, Secretary of the Interior's Standard for Rehabilitation, and financial incentive programs. At the national level, the National Trust for Historic Preservation holds an annual conference, including additional training opportunities in the days before the official start. The National Park Service also offers training/seminars on specific topics throughout the year. In addition to improving the role and knowledge of WHPC members, the requirements of the Certified Local Government stipulate that each HPC member should attend training at least once a year.

2. Community education program

It is recommended that the Washington Historic Preservation Commission (WHPC) develop a community education program that is targeted at various age groups and various aspects of historic preservation. The program should focus on the authentic history and places in Washington, as well as the role of historic preservation in the community. This educational program should be ongoing, evolving to meet interests and needs of the community. Some

efforts have already started that could continue as part of this educational program, including the newspaper photograph scavenger hunts in May and the annual interpretative event with costumed interpreters and authentic artifacts/places. An elementary school program has been developed through a grant to include architecture within the curriculum, and this program should be continued. Additional efforts may be developed at the school level, with local history incorporated into the curriculum and/or contests involved school children, perhaps in partnership with art teachers. At the community level, workshops/seminars could be held on the history of Washington, historic architecture and building components, recommended treatments and materials for historic buildings, and financial assistance for property owners of historic buildings. In addition to events, a DVD might be developed on one or several of these topics, available at the local library for further educational efforts. Finally, a resource library may be developed in cooperation with the local library, including books on historic architecture and historic preservation as well as more technical bulletins on historic preservation programs and treatments.

3. Training for the community and city

In addition to, or as a component within, the general education program, it is recommended that a focused effort be undertaken to train members of the community and city staff on specific aspects of historic preservation. These workshops may be held by the Washington Historic Preservation Commission or hosted by the commission with an outside "expert" speaker on the topic. The Historic Preservation Office in Des Moines could be tapped on various topics, as well as other consultants or historians in Iowa. Workshop topics may include recommended treatments and materials for historic buildings such as the Secretary of the Interior's Standards for Rehabilitation, applying for financial assistance for rehabilitating historic buildings, how to repair a wood window, modernizing a building while respecting historic features and materials, Washington's historic building code, etc. These workshops could be designed only for residents of Washington or held in Washington for a regional audience. As a complement to these training opportunities hosted or held by the Washington Historic Preservation Commission, it is also recommended that the commission consider designating a person as a "go to" person for additional information on any or a particular topic. This person should have additional knowledge or training in that area, as well as a list of additional resources and contacts on that subject.

4. Heritage tourism

Also in addition to, or as a component within, the general education program, it is recommended that the identified history and historic buildings be utilized in a further development of a heritage tourism program in Washington. Heritage tourism has grown significantly over the last decade and is projected to continue to grow in future years. Increasingly, travelers are seeking destinations where they can "experience" the local culture and history. Historic and cultural sites currently draw about one-third of tourists each year. They wish to visit an historic community and experience the authentic history that cannot be re-created today. Heritage tourism programs focus on marketing the community to a national audience, providing local attractions for visitors to experience (individual buildings, historical museums, walking tours, driving tours, events), and improving the appearance of the community to attract visitors. Community improvement projects must focus on maintaining an authentic historic character to continue to function within the principals of heritage tourism. Several benefits are experienced by the community and local business through increased visitors generated by a successful heritage tourism campaign. As

more properties are listed on the National Register of Historic Places, Washington could participate in the National Register Travel Itinerary program through the National Park Service. Additionally, Washington may partner with Washington County or other nearby communities to market a regional heritage tourism program.

5. Protection of historic resources

Finally, it is recommended that a program or several aspects of a program be developed for the protection of historic resources in Washington. The protection of historic resources benefits many other aspects of historic preservation, the quality of community life, and the strength of local businesses. Identification and evaluation of historic resources may be needed for some of these protection programs, but others may be adopted on a general basis.

Local landmarks and historic districts

Within the community input portion of this project, there was a strong interest in the establishment of a local landmarks and historic districts program for Washington. This type of program is adopted by local ordinance within the historic preservation ordinance, and it is a separate program from the National Register of Historic Places (NRHP). The program protects historic resources by recognizing their significance at the local level and usually requiring a review process for rehabilitation projects on the property. The guidelines and standards of the NRHP often serve as the basis for the local landmarks and historic districts nomination process. The local program is usually designed to include some design review of exterior rehabilitation projects through the issuance of a Certificate of Appropriateness (COA). The design standards for the review should be based on the Secretary of the Interior's Standards for Rehabilitation and focus on permanent changes (i.e. removal of or changes to historic features or materials, rather than paint color). They should also permit sympathetic new designs without creating a sense of false history. The local landmarks and historic district program, as well as any related design review, is tailored at the local level through the ordinance. Ordinances from other communities should be reviewed carefully for various possible components, and input should be sought from residents during the development of a local program.

Historic building code

Currently, Washington has adopted a historic building code for rehabilitating a historic building based on the one originally developed by the City of Dubuque, Iowa. However, the program has not been used widely since its adoption. This program has the potential to assist in protecting historic buildings by providing safe alternatives for rehabilitation of historic buildings, without requiring extensive modifications to include components that might be easily incorporated into new construction. Additional training is recommended to be held for/by the building department and for owners of historic buildings to promote a greater understanding of the code. Additionally, there may need to be further review of the definition or designation of a "historic building" for eligibility for a project to fall under this code, particularly as other historic preservation projects are completed.

Demolition by neglect or minimum maintenance

When amending or further promoting aspects of city ordinance and building code, it is recommended that a "demolition by neglect" or "minimum maintenance" section be considered for inclusion. This type of program has the potential to protect historic resources by requiring that the building envelope be maintained, protecting the historic exterior and interior features of a property. Likewise, it also has the potential to protect adjacent historic

resources by requiring minimal maintenance throughout the neighborhood. This section can be drafted to address all properties within a city, all properties at least 50 years old, or all properties listed on or eligible for the National Register of Historic Places or a local landmark program. The goal is to stipulate minimum maintenance to preserve the exterior envelope of the building and prevent continual damage from the elements. The adoption of this type of section in local ordinance or code should include a penalty for noncompliance and/or granting of authority to repair or acquire a building to permit adequate maintenance of the building envelope and designate city department/s and/or commission/s in charge of the enforcement.

Local financial or rehabilitation assistance programs

The adoption of one or multiple local financial assistance or rehabilitation programs has the potential to protect historic resources by providing funds or assistance for their rehabilitation and preservation. This type of project is often supported by a historic preservation commission, though it usually requires the lead of or partnership with another organization for funding. Washington has had a loan program in the past, and it is recommended that this program or a similar program be considered on a permanent basis. Costs are often a deterring factor when considering a good rehabilitation of a historic building. Thus, local grant or revolving loan programs with low interest rates often provide the financial assistance and incentive necessary to improve a historic property. The emphasis for the evaluation of applications for the program should focus on quality rehabilitation projects and materials, or utilize the Secretary of the Interior's Standards for Rehabilitation. These Standards are used as the basis for grant and rehabilitation tax credit programs for historic buildings at the state and national levels, so it would provide consistence through multiple use of programs. Additionally, rehabilitation assistance programs may be adopted at the local level. This type of program could be designed to make recommendations for appropriate designs or treatments (perhaps through coordination with the Iowa Main Street program) or designed to create a volunteer team or day to assist with projects such as façade unveilings or painting.

Design standards

The utilization of design standards has the potential to protect historic resources by requiring quality materials, protection of historic features, and compatible design for new features and infill construction. Interest has been expressed in Washington to adopt design standards, beginning with the downtown area in partnership with the Washington Main Street program. Design standards are a common project for a Main Street organization, and the Washington Historic Preservation Commission could work with the organization or take the lead on the project with their partnership. Design standards are developed for a local community and conditions, and they are designed to work well within those elements. Design standards typically apply for a multi-block area, often in a defined area such as a downtown or a historic district. As a city body, the historic preservation commission could serve as the review body for the approval of projects under the standards. Design standards can be adopted as part of a local landmarks and historic districts program as well.

Partner with local organizations

Partnerships with local organizations and on various projects is critical for the protection of historic resources. Partnerships create another opportunity for education as well as providing a voice for historic resources within the scope of other projects. It is recommended that the Washington Historic Preservation Commission continue their partnerships with the Washington Main Street program, Chamber of Commerce, and other city

organizations/commissions, as well as develop new partnerships. New partnerships may be necessary for the development of some of the programs recommended in this section. Partnerships with local clubs and organizations may be developed to create a volunteer program for assistance on particular projects involving historic buildings. Specific projects may be tackled for a particular partnership, or it may involve a series of ongoing projects.

Survey/Evaluation/Nomination

Historical and architectural survey projects provide the basis of identification of historic resources in a community. While some resources stand out for excellent architecture, the significant history and architecture is only discovered through the research and survey process. The survey process typically includes the collection of historic information on a property through research as well as the evaluation of the significance of the property. This significance lies in the history and architecture of the property, as well as the integrity of the property. Integrity relates to the degree of alterations to a property over time and the ability of the property to convey the "look" of the time of its significant history. A windshield or reconnaissance level survey collects information on location of historic resources to make recommendations for further survey and research. An "intensive level" survey identifies, researches, and evaluates each property within a specific boundary or scope. Guidelines for survey work are provided by Secretary of the Interior's Standards for Identification and Evaluation as published on pages 44720-44726 of the *Federal Register* of September 19, 1983 and *Guidelines for Local Surveys: A Basis for Preservation Planning, Bulletin #24* (National Park Service 1985). Properties are evaluated with the National Register of Historic Places criteria.

Properties that are evaluated as historically significant with sufficient integrity to demonstrate that significance are recommended to be nominated to and listed on the National Register of Historic Places. Buildings are typically evaluated for their potential eligibility for nomination to the National Register of Historic Places as individual buildings and as contributing buildings in a potential historic district. In general, in order for a property to be eligible for listing on the National Register of Historic Places, it must be at least 50 years old and possess both historic significance and integrity. Significance may be found one or more of four aspects of American history recognized by the National Register:

- A. association with historic events or activities;
- B. association with important persons;
- C. distinctive design or physical characteristics; or
- D. potential to provide important information about prehistory or history.

A property must meet at least one of the criteria for listing. Integrity must also be evident through historic qualities including location, design, setting, materials, workmanship, feeling, and association. For historical and architectural surveys, resources are primarily evaluated based on Criteria A, B, and C.

Properties listed on the National Register of Historic Places (NRHP) are recognized nationally for their historical significance. In addition to community pride, listing a building on the National Register of Historic Places has other, more tangible, benefits. Buildings listed on the NRHP qualify for federal and state financial incentives, including the 20% federal rehabilitation tax credit,

the 25% state rehabilitation tax credit, the Historic Resource Development program grants (up to around \$45,000), and the Historic Site Preservation Grants (\$40,000-\$100,000, limited to non-profit or government organizations). They also qualify for inclusion in specific programs, such as the National Register Travel Itineraries. A property owner does not face any additional restrictions for alterations or demolition by listing a building on the NRHP. As long as private or local funds are utilized, any work may be undertaken without any additional reviews. The use of federal funds always requires a review of the impact on significant historic resources, and this review process is streamlined for buildings listed on the NRHP. If one of the tax incentive or grant programs is utilized, the program typically requires a review to insure that the work is completed along the guidelines of the Secretary of the Interior's Standards for Rehabilitation.

Historic contexts are developed as part of survey and/or nomination projects to document and evaluate the history of a period or theme to better assess individual resources or neighborhoods that fall within that period or theme. Several themes are important in Washington's history, such as the county seat, railroad, and industry. However, it appears that the evolution of the community is likely best demonstrated chronologically by five specific periods of development. The historic contexts are roughly outlined below and will be refined as each is developed.

Initial settlement and railroad expansion, 1839-c.1875: This historic context begins with the initial plat of Washington and selection of the location as the county seat as well as the early businesses and industries, continues with the arrival of the railroad in the late 1850s and related growth at this time, and ends with the "boom" period as Washington served as the end of the railroad line. Property types associated with this context include public, commercial, industrial, residential, religious, and railroad-related.

Community development, c.1875-c.1900: This historic context begins as Washington strives to refocus efforts on community growth after the extension of the railroad to the west, entering a period of significant plats and additions, development of community services, and establishment of new industries. Property types associated with this context include public, commercial, industrial, residential, religious, and railroad-related.

Industrial growth and community expansion, c.1900-c.1930: This historic context begins with the expanded railroad service arriving in Washington and the resulting industrial growth in the community and continues through a period of community planning including parks, new community services, residential development, and new businesses. Property types associated with this context include public, commercial, industrial, residential, religious, educational, and railroad-related.

Depression and war years, c.1930-c.1945: This historic context includes years of limited overall growth and development with the focus on specific projects. The main industries in Washington remained strong in this period, and several building and community projects were undertaken in the 1930s. Additional projects occurred as part of the centennial celebration in 1939. The property types associated with this context include public, commercial, industrial, residential, and educational.

Post war growth and community progress, c.1945-c.1970: This historic context begins with the growth and prosperity brought with the end of World War II, including new residential development and businesses. New community projects were completed in the 1950s, and the success of the United Presbyterian Home began to attract retired residents to Washington in the 1950s and 1960s. The property types associated with this context include public, commercial, industrial, residential, religious, and educational.

A windshield survey of Washington was completed during this project, as outlined previously. Plat maps were also consulted to determine any potential boundaries of platted neighborhoods. Washington is large enough that the entire community cannot be surveyed at once. Future survey and nomination projects will be approached step by step. The goal of this windshield survey was to identify areas of Washington with high concentrations of historic resources (at least 50 years old) and prioritize survey areas. Eligible resources may be located outside of these initial recommended survey areas as well. Additionally, as survey and nomination projects will likely span several years, areas with resources built by the 1960s were also considered as they will become 50 years old over the next decade. This windshield survey did not go into the depth of a formal reconnaissance level survey; it was designed for planning purposes only. Through this survey, eleven areas are recommended for survey projects, as detailed on the table and map on the following pages. These areas have the highest concentration of historic resources with the likelihood of listing on the National Register of Historic Places individually or as a historic district. The boundaries of the areas have been determined through shared characteristics of the properties for potential historic districts as well as creating manageable survey areas of 100-150 properties. Survey areas could be combined if a larger survey was desired. While historic districts are likely within these areas, the survey boundaries are likely larger than the historic district boundary to best assess the edge of the historic district. Likewise, there may be multiple historic districts within one survey boundary, if smaller areas present cohesive and significant districts.

As part of this Planning for Preservation project, some research and survey work was completed on all properties within the downtown survey boundary. Through two previous projects and this project, it has been determined that an eligible historic district exists in this area. Thus, the next project for this area could be a formal intensive level survey, or it could be a National Register of Historic Places (NRHP) nomination project. An intensive level survey would complete the research on each property within the identified survey boundary and formally evaluate their eligibility for listing on NRHP individually as well as contributing in a historic district. The historic district boundary would also be formally determined. However, the remaining research and determination of the historic district boundary could be undertaken as part of a NRHP nomination project. This would be structured to utilize volunteers to complete site specific research and to utilize the consultant to complete additional contextual research and develop the NRHP nomination for the Washington Downtown Historic District.

Other survey projects recommended would be undertaken as a formal intensive level survey, followed by a NRHP nomination project. A formal intensive level survey project consists of researching the history of each building within a specified boundary and completing an Iowa Site Inventory form (including narrative description of the architecture, summary of the history, and evaluation of the historic significance and integrity) with attached black and white photograph. This type of survey project can be completely done by a consultant, but it is usually completed as a historic preservation commission project with a combination of volunteer hours and consultant supervision. The volunteers focus their efforts on research each building and completing a draft of the Iowa Site Inventory form. The consultant (historian or architectural historian) trains the volunteers in research and survey methods, completes contextual research for the survey project or community in general, reviews all Iowa Site Inventory forms to revise as needs and make final determinations of eligibility for the NRHP, and completes the survey report related to the project.

When the intensive level survey is complete for the area, the second phase is the nomination of eligible historic district/s and individual properties to the National Register of Historic Places. This nomination phase can be completed for one area before a survey is begun in another area, or it can happen simultaneous, or several surveys may be complete before a group of nominations is undertaken. Typically, nomination projects occur immediately after the survey for that area is complete.

The recommended future survey areas are listed below from center to west, north, south, and east. Priorities were determined by areas with highest potential for resources eligible for the NRHP individually or within a historic district, as well as community input from May 2009 (see page 30).

Table 4. Identified survey areas for future work.

Survey area	Rough boundaries / Type of resources	Estimated number of properties	Priority ranking
Downtown (includes previously identified historic district)	Avenue B to 2 nd Avenue, 3 rd Street to Jefferson Street Commercial/public properties dating from 1850s to 1950s, some religious properties at edges	130	1
West side of Washington (includes previously identified historic district)	Along both sides of W. Main, W. Washington, W. Jefferson from Avenue B to and including Sunset Park Larger homes dating from the late 19 th and early 20 th century – some later 20 th century homes	140	1
Southwest side of Washington	Along W. Madison from Avenue B to Avenue H and along W. Monroe from Avenue B to Avenue G Residential and commercial properties dating from the 19 th century to 1950s	100	3
“The Heights”	Along N. Marion, N. Iowa, and N. 2 nd Ave from 5 th St to 14 th St Larger homes dating from the late 19 th and 20 th century	150	2
Railroad corridor (includes previously identified individually eligible properties)	Areas immediately along the east-west tracks, roughly including properties from N. Avenue B to 8 th /10 th avenues and along 7 th Street to along 3 rd Street Industrial properties and immediate residential neighborhoods	130	1
E. Second Street	Along E. 2 nd Street from N. 2 nd Ave to N. 15 th Ave, also along E. 3 rd Street from 10 th Ave to 15 th Ave Smaller homes in close proximity to railroad and industry	140	3
East side of Washington (includes previously identified historic district)	Along E. Main Street from 2 nd Ave to 10 th Ave and along E. Washington Street from 3 rd Ave to 12 th Ave Residential neighborhood including mostly larger homes date to the early 20 th century	130	1
Far east side of Washington	Along E. Main Street from 10 th Ave to 16 th Ave and along E. Washington Street from 12 th Ave to 18 th ? Ave and south Post-war residential and commercial development, including “cottage” plat of United Presbyterian Home (1950s-60s)	100	3
South side of Washington	Along S. Iowa Ave from Madison to near Lincoln and along S. Marion Ave from Jefferson to Harrison Larger homes dating throughout 19 th and 20 th centuries	140	2
Southeast side of Washington	Along S. 2 nd Ave from Madison to McCreedy, along S. 3 rd Ave from Jefferson to Harrison, and east to Lincoln School Primarily residential development in first half of 20 th century	140	2
Far southeast side of Washington	Area including properties along S. 3 rd Ave to S. 6 th Ave and from Van Buren to Polk, including Circle Dr Post-war residential development from 1940s to 1960s	100	2
Approximate number of total properties:		1400	

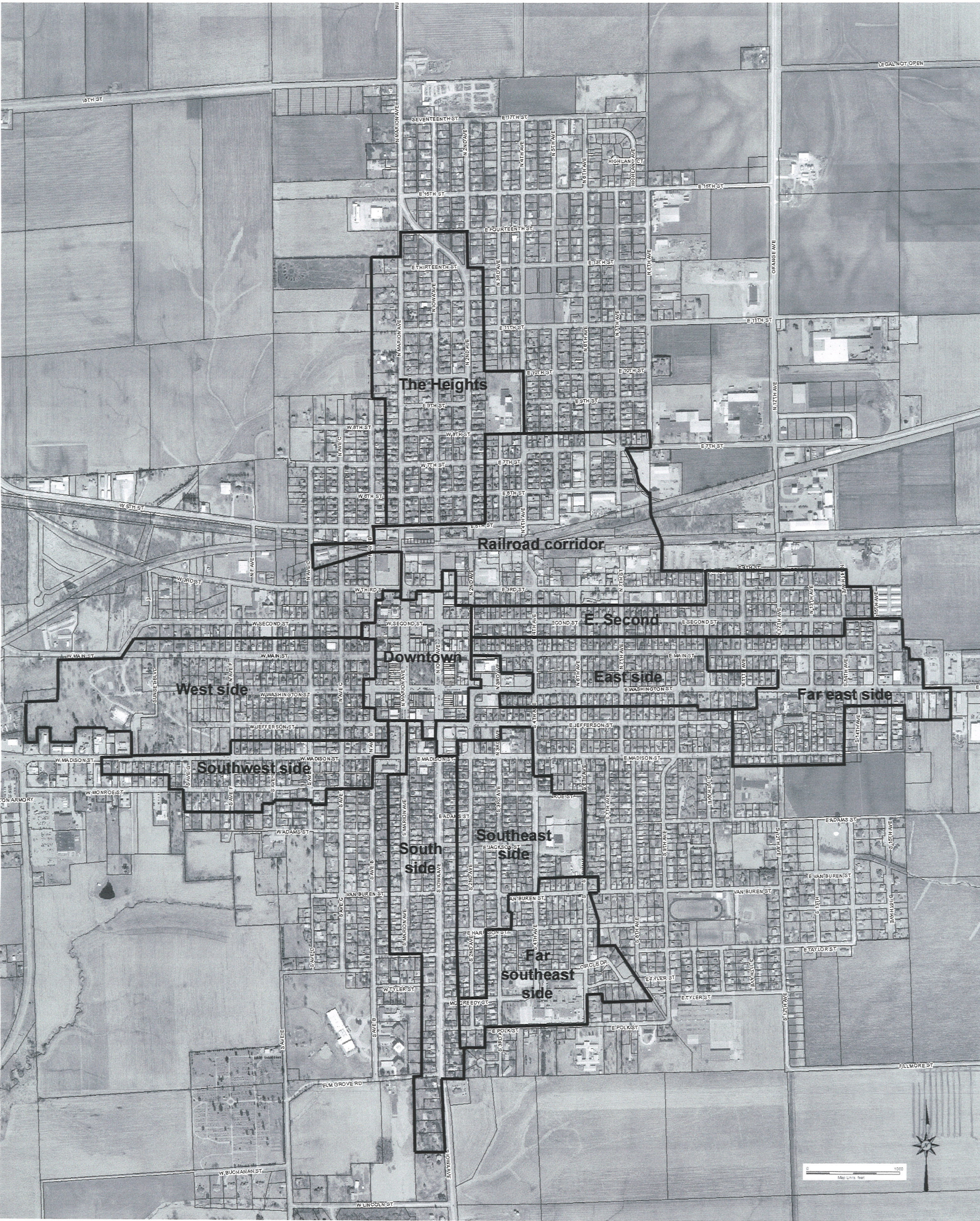


Figure 13. Map of areas recommended for future survey work.

Priorities for projects

Though many of these projects could be tackled simultaneously or in various orders, the following priorities have been provided for each category for guidance in formulating goals and objectives for the next five to ten years. The public input collected during this Planning for Preservation project assisted in the development of these priorities. These priorities are logical points to start on preservation projects in a community, with interest expressed by the public and members of the Washington Historic Preservation Commission. If community interests or needs change, other recommendations in this section may become priorities.

In addition to these priorities, the development of a formal preservation plan is recommended as a follow up to this project. This plan would incorporate goals and objectives for the Washington Historic Preservation Commission, and it would draw from other planning documents for the community and county. Additionally, the WHPC could partner with the city government in the incorporation of a preservation section in a city-wide planning document.

Education/Training/Protection

1. Additional state and/or national training for the Washington Historic Preservation Commission, with a focus on developing knowledge and resources for the commission to act as a community resource for "technical assistance" for rehabilitation projects.
2. Continuation of public education events, such as the newspaper scavenger hunt of historic building components and interpretive event on Washington's history.
3. Continuation of existing and development of additional programs/curriculum on historic architecture and history of Washington for use in the local schools.
4. Creating and holding a series of training sessions or workshops for residents and city staff on the historic architecture and building components, recommended treatments and materials for historic buildings such as the Secretary of the Interior's Standards for Rehabilitation, applying for financial assistance for rehabilitating historic buildings, how to repair a wood window, modernizing a building while respecting historic features and materials, Washington's historic building code, etc. Additionally, creating DVD of some or all of these sessions to be available at the library.
5. Establishing a process for designation of local landmarks and historic districts within local ordinance, including design review for these properties for exterior alterations.
6. Partnering with other organizations to develop and market a heritage tourism program to highlight the identified significant historic resources and history of Washington.

Identification/Evaluation/Nomination

1. Complete the survey and nomination process for downtown Washington.
2. Complete an intensive level survey of other areas ranked as a priority on Table 4.
3. Complete the development of the identified five historic contexts for Washington.
4. Nominate neighborhoods evaluated as eligible historic districts to the National Register of Historic Places, after their survey is complete.
5. Nominate individual buildings evaluated as eligible to the National Register of Historic Places, after their survey is complete.
6. Survey the remaining areas identified on Table 4 and nominate additional properties.

Funding for projects

The projects outlined on previous page to be undertaken by the Washington Historic Preservation Commission could be funded by multiple methods or a combination of methods. The survey and nomination projects are usually conducted under the supervision of an architectural historian or historian consultant, and thus funds are required to pay for services rendered for the project. Consultant expenses for a project typically include hours, mileage, per diem, and copying/printing. Some of the education, training, and protection projects may also be conducted with the services of a consultant. Additionally, these projects may have inherent costs, such as publication, marketing, rental fees, registration or speaker fees, and travel. While other sources of funds are available, two main sources of grants are most often utilized by historic preservation commissions that are a certified local government.

- 1. Certified Local Government (CLG) grants:** These grants are available through the Historic Preservation Office of Iowa in Des Moines, through funds allocated to the office by the federal government. CLG grants are only available to historic preservation commissions in good standing as a CLG. CLG grants can be used for a variety of projects, including survey, nomination, public education, planning, and pre-development for rehabilitation projects. In recent years, grant applications have been due in August, with projects awarded in December and beginning around March. The grant covers 60% of the project costs, with the remaining 40% as a local match. This match can be either "in-kind" (volunteer labor or donated goods/services) or in cash. The volunteer hours are credited at the minimum wage rate, increasing to \$7.25 in July 2009. Thus, a survey or nomination project with a budget of \$18,000 would be eligible to receive \$10,800 as a grant and require \$7,200 as a match (994 volunteer hours @ \$7.25; or a combination of in-kind and cash). Some recommended divisions of responsibilities for the consultant and local commission are outlined for each project type in the grant manual.
- 2. Historic Resource Development Program (HRDP) grants:** These grants are available through the State Historical Society of Iowa in Des Moines, through 5% of the funding of the Resource Enhancement and Protection (REAP) program. HRDP grants are available to individuals, non-profit organizations, businesses, and communities with CLG programs. HRDP grants are available in three categories: historic preservation, documentary collections, and museums. Historic preservation grants can be used to acquire, develop, or preserve real property listed on the National Register of Historic Places; survey historic and prehistoric sites; nominate properties to the National Register of Historic Places; interpret historic properties and sites; educate the public, train staff, or hire consultants who are experts on historic preservation; or purchase equipment to rehabilitate historic properties. Each project requires the involvement of a trained professional appropriate to the project type, with a letter of commitment included in the grant application. In recent years, grant applications have been due on May 15, with projects awarded in June and beginning in July. The grant is also a matching grant, with the match dependent on the applicant type. For a CLG, the match is \$.50 per \$1 requested, with at least \$.25 in cash and up to \$.25 in-kind for the match. Thus, a survey or nomination project with a budget of \$18,000 would be eligible to receive \$12,000 in grant funds, require a match of \$6,000 with at least \$3,000 as a local cash match and up to \$3,000 as an in-kind match (414 volunteer hours @ \$7.25).

Appendix A: Inventory of previously surveyed sites

Address	Name	Iowa Site number	Survey type, preparer, date	NRHP evaluation
		<i>Styles/types</i>	<i>Function/s</i>	
E. Main Street	East Side Historic District	92-00348	106 - tower - Berger - 2001	Opinion of Eligibility
<i>Late 19th & Early 20th Century American Movements, Late 19th and 20th Century Revivals</i>			<i>DOMESTIC/single dwelling/residence,</i>	
W. Washington, W. Main, W. Jefferson	West Side Historic District	92-00350	106 - tower - Berger - 2001	Opinion of Eligibility
<i>Late Victorian, Late 19th & Early 20th Century American Movements, Late 19th and 20th Century Revivals: Colonial Revival, and more</i>			<i>DOMESTIC/single dwelling/residence,</i>	
W. Washington	Washington Street Historic District (Potential) – (within West Side district)	92-00466	106 - tower - AKAY - 2005	Opinion of Eligibility
<i>Late Victorian, Late 19th & Early 20th Century American Movements, Late 19th and 20th Century Revivals: Colonial Revival, and more</i>			<i>DOMESTIC/single dwelling/residence, TRANSPORTATION/road-related (vehicular)/parkway</i>	
centered on Central Park	Washington Commercial District	92-00349	106 - tower - Berger, AKAY - 2001	Opinion of Eligibility
<i>Late 19th & Early 20th Century American Movements, Late Victorian, Late 19th and 20th Century Revivals, and more</i>			<i>COMMERCE/TRADE, GOVERNMENT/courthouse, RELIGION/religious facility/church</i>	
2207 250th St	Davison House	92-00201	106 - DOT - Berger - 2000	Not eligible
<i>House: Side-Gabled Roof, Two Story (traditional I-house)</i>			<i>DOMESTIC/single dwelling/residence,</i>	
2211 250th St	Zickefoose House	92-00200	106 - DOT - Berger - 2000	Not eligible
<i>Late 19th & Early 20th Century American Movements: Bungalow/Craftsman</i>			<i>DOMESTIC/single dwelling/residence,</i>	
2215 250th St	Miller, Harvey, Apartments	92-00199	106 - DOT - Berger - 2000	Not eligible
<i>Other</i>			<i>DOMESTIC/transitory housing/motel,</i>	
2220 250th St	Nebel House	92-00198	106 - DOT - Berger - 2000	Not eligible
<i>Late 19th & Early 20th Century American Movements: Bungalow/Craftsman</i>			<i>DOMESTIC/single dwelling/residence,</i>	
2224 250th St	Chorpening, A. R., Farmstead: House	92-00195	106 - DOT - Berger - 2000	Not eligible
<i>House: Front-Gabled Roof</i>			<i>DOMESTIC/single dwelling/residence,</i>	
2224 250th St	Chorpening, A. R., Farmstead: Barn	92-00196	106 - DOT - Berger - 2000	Not eligible
<i>Construction Method: Frame: Balloon, Roof Form: Gable, Barn</i>			<i>AGRICULTURE/SUBSISTENCE/agricultural outbuilding/barn: general purpose,</i>	
2224 250th St	Chorpening, A. R., Farmstead	92-00197	106 - DOT - Berger - 2000	Not eligible
<i>Other</i>			<i>AGRICULTURE/SUBSISTENCE/production/farmstead,</i>	
N. 2nd Ave	Apartment Building	92-00144	new construction - 1984	Not eligible
			<i>UNKNOWN,</i>	
608 N. 2nd Ave	Hammes, Pamela S., House	92-00007	106 - housing - ECICOG - 1998	Not eligible
<i>House: Gabled Front and Wing</i>			<i>DOMESTIC/single dwelling/residence,</i>	

Address	Name	Iowa Site number	Survey type, preparer, date	NRHP evaluation
		<i>Styles/types</i>	<i>Function/s</i>	
821 N. 2nd Ave	Stewart House	92-00145	owner submittal - owner - 1990	More research recommended
		<i>Late Victorian: Queen Anne</i>	<i>DOMESTIC/single dwelling/residence,</i>	
1025 N. 2nd Ave	Sieren, Rosemary, House	92-00004	106 - housing - ECICOG - 1998	Not eligible
		<i>House: Gabled Front and Wing</i>	<i>DOMESTIC/single dwelling/residence,</i>	
1402 N. 2nd Ave	Wolfe, Wayne and Elizabeth, House	92-00005	106 - housing - ECICOG - 1998	Not eligible
		<i>House: Side-Gabled Roof, Two Story (traditional I-house)</i>	<i>DOMESTIC/single dwelling/residence,</i>	
302 S. 2nd Ave	Cooley, Martin & Beverly, House	92-00146	106 - housing - HUD - 1996	Not eligible
		<i>Late Victorian, House: Gabled Front and Wing,</i>	<i>DOMESTIC/single dwelling/residence,</i>	
414 E. 2nd St	McAfee, Kevin, House	92-00013	106 - housing - ECICOG - 1999	Not eligible
		<i>House: Front-Gabled Roof</i>	<i>DOMESTIC/single dwelling/residence,</i>	
738 E. 2nd St	Renoux, Rebecca A., House	92-00185	106 - housing - ECICOG - 1999	Not eligible
		<i>Late 19th and 20th Century Revivals: Colonial Revival</i>	<i>DOMESTIC/single dwelling/residence,</i>	
741 E. 2nd St	Kauffman, John and Robin, House	92-00014	106 - housing - ECICOG - 1999	Not eligible
		<i>Late Victorian: Italianate</i>	<i>DOMESTIC/single dwelling/residence,</i>	
1003 E. 2nd St	Sanders, Linda, House	92-00015	106 - housing - ECICOG - 1999	Not eligible
		<i>House: Gabled Front and Wing</i>	<i>DOMESTIC/single dwelling/residence,</i>	
308 W. 2nd St	Evanovich, Joseph and Jane, House	92-00476	106 - tower - AKAY - 2005	Opinion of Eligibility
		<i>Late Victorian: Queen Anne</i>	<i>DOMESTIC/single dwelling/residence,</i>	
709 W. 2nd St	Roop, Sandi, House	92-00441	106 - housing - ECICOG - 2003	Not eligible
		<i>House: Gabled Front and Wing</i>	<i>DOMESTIC/single dwelling/residence,</i>	
721 W. 2nd St	Stigers, Fran, House	92-00184	106 - housing - ECICOG - 1997	Not eligible
		<i>Mid and Late 20th Century Building Types: Rambler/Ranch</i>	<i>DOMESTIC/single dwelling/residence,</i>	
1323 N. 3rd Ave	Conrad, Douglas, House	92-00016	106 - housing - ECICOG - 1999	Not eligible
		<i>Late 19th & Early 20th Century American Movements: Prairie School</i>	<i>DOMESTIC/single dwelling/residence,</i>	
1003 E. 3rd St	House	92-00147	106 - housing - HUD - 1994	Not eligible
		<i>Late 19th & Early 20th Century American Movements: Bungalow/Craftsman</i>	<i>DOMESTIC/single dwelling/residence,</i>	
1109 E. 3rd St	Allender, Angela S., House	92-00324	106 - housing - ECICOG - 2000	Not eligible
		<i>Late 19th & Early 20th Century American Movements: Bungalow/Craftsman</i>	<i>DOMESTIC/single dwelling/residence,</i>	
303 W. 3rd St	Upton, Sheryl E., House	92-00323	106 - housing - ECICOG - 2000	Not eligible
		<i>Late 19th & Early 20th Century American Movements: Prairie School</i>	<i>DOMESTIC/single dwelling/residence,</i>	
N. 4th Ave	Washington City Reservoir (1916)	92-00468	106 - tower - AKAY - 2005	Opinion of Eligibility (A - public works, maybe C - architecture)
			<i>GOVERNMENT/public works/water works,</i>	
S. 4th Ave	Washington County Hospital	92-00148	SHPO submittal - demo - SHPO - 2006	Delisted (demolished)
		<i>Late 19th and 20th Century Revivals</i>	<i>HEALTH CARE/hospital</i>	

Address	Name	Iowa Site number	Survey type, preparer, date	NRHP evaluation
<i>Styles/types</i>			<i>Function/s</i>	
313 S. 4th Ave	Washington High School	92-00363	photos only	(none)
			<i>EDUCATION/school/high school,</i>	
606 S. 4th Ave	Lincoln Upper Elementary School	92-00365	photos only	(none)
			<i>EDUCATION/school/elementary school,</i>	
821 N. 4th St	Stewart Elementary School	92-00364	photos only	(none)
			<i>EDUCATION/school/elementary school,</i>	
N. 6th Ave	Weigh Station (c.1900)	92-00474	106 - tower - AKAY - 2005	Opinion of Eligibility (A - railroad, C - architecture)
<i>Late Victorian</i>			<i>TRANSPORTATION/road-related (vehicular),</i>	
618-620 N. 6th Ave	Office Building / Storage building/Garage (c.1925)	92-00470	106 - tower - AKAY - 2005	Opinion of Eligibility (A - railroad, C - architecture)
<i>Late 19th & Early 20th Century American Movements, Roof Form: Gable,</i>			<i>UNKNOWN,</i>	
E. 6th St	Building	92-00469	106 - tower - AKAY - 2005	Opinion of Eligibility (C - CB construction, maybe A - railroad)
<i>Roof Form: Gable</i>			<i>COMMERCE/TRADE,</i>	
420 W. 6th St	Smith, Robert, House	92-00008	106 - housing - ECICOG - 1998	Not eligible
<i>Late 19th & Early 20th Century American Movements: Bungalow/Craftsman</i>			<i>DOMESTIC/single dwelling/residence,</i>	
N. 7th Ave	McCleery Calendar Factory (c.1915)	92-00473	106 - tower - AKAY - 2005	Opinion of Eligibility (A - business/industry, C - architecture (Chicago))
<i>Late 19th & Early 20th Century American Movements</i>			<i>INDUSTRY/PROCESSING/EXTRACTION/manu facturing facility/factory,</i>	
604 N. 7th Ave	Mills Seed Company Building	92-00471	106 - tower - AKAY - 2005	Opinion of Eligibility (maybe A - railroad, C - architecture)
<i>Late 19th & Early 20th Century American Movements</i>			<i>COMMERCE/TRADE,</i>	
909 N. 7th Ave	Brock, Delbert, House	92-00322	106 - housing - ECICOG - 2000	Not eligible
<i>House: Gabled Front and Wing</i>			<i>DOMESTIC/single dwelling/residence,</i>	
102 S. 7th Ave	Baker House	92-00454	106 - housing - ECICOG - 2004	Not eligible
<i>House: Front-Gabled Roof</i>			<i>DOMESTIC/single dwelling/residence,</i>	
512 E. 7th St	Farrier House	92-00448	106 - housing - ECICOG - 2004	Not eligible
<i>House: Side-Gabled Roof, Two Story (traditional I-house)</i>			<i>DOMESTIC/single dwelling/residence,</i>	
702 E. 7th St	Kelley, Rickey and Doris, House	92-00017	106 - housing - ECICOG - 1999	Not eligible
<i>Late Victorian: Italianate</i>			<i>DOMESTIC/single dwelling/residence,</i>	
201 W. 7th St	Brock, Sandra J., House	92-00149	106 - housing - ECICOG - 1997	Not eligible (not 50 years old - c.1975)
<i>Mid and Late 20th Century Building Types: Rambler/Ranch</i>			<i>DOMESTIC/single dwelling/residence,</i>	
515 S. 9th St	Hotle, James and Emily, House	92-00463	106 - housing - ECICOG - 2004	Not eligible
<i>Mid-19th Century: Gothic Revival</i>			<i>DOMESTIC/single dwelling/residence,</i>	
1026 E. Adams St	Rader, William M. and Leslie, House	92-00442	106 - housing - ECICOG - 2003	Not eligible
<i>House: Gabled Front and Wing</i>			<i>DOMESTIC/single dwelling/residence,</i>	

Address	Name	Iowa Site number	Survey type, preparer, date	NRHP evaluation
		<i>Styles/types</i>	<i>Function/s</i>	
N. Avenue B	Washington County Courthouse (1885-87)	92-00150	NRHP - 1981	Listed (C - architecture)
		<i>Late Victorian: Romanesque</i>	<i>GOVERNMENT/courthouse/county courthouse,</i>	
N. Avenue B	Christian Church (1891)	92-00347	106 - tower - Berger - 2001	Opinion of Eligibility (C - architecture)
		<i>Late Victorian: Romanesque</i>	<i>RELIGION/religious facility/church,</i>	
515 N. Avenue B	Marshall, Judith, House	92-00151	106 - housing - ECICOG - 1997	Not eligible
		<i>House: Side-Gabled Roof, Two Story (traditional I-house)</i>	<i>DOMESTIC/single dwelling/residence,</i>	
518 S. Avenue B	Chorpening, Shawn, House	92-00479	106 - housing - ECICOG - 2005	Not eligible
		<i>House: Gabled Front and Wing</i>	<i>DOMESTIC/single dwelling/residence,</i>	
503 N. Avenue C	Smith, Cindy, House	92-00152	106 - housing - ECICOG - 1997	Not eligible
		<i>No Style</i>	<i>DOMESTIC/single dwelling/residence,</i>	
509 N. Avenue C	Lamas, Leonel T. & Mariana, House	92-00153	106 - housing - ECICOG - 1997	Not eligible
		<i>House: Hipped Roof, 2 stories (e.g., traditional Foursquare)</i>	<i>DOMESTIC/single dwelling/residence,</i>	
623 N. Avenue C	Graf, William & Helen, House	92-00009	106 - housing - ECICOG - 1998	Not eligible
		<i>House: Gabled Front and Wing</i>	<i>DOMESTIC/single dwelling/residence,</i>	
221 S. Avenue C	House	92-00425	106 - tower - Berger - 2001	EIPD
		<i>Late 19th & Early 20th Century American Movements: Prairie School</i>	<i>DOMESTIC/single dwelling/residence,</i>	
305 S. Avenue C	Kurtz House (1867-69)	92-00155	NRHP, 106 - tower, Berger - 1977	Listed, EIPD (C - architecture)
		<i>Late Victorian: Italianate</i>	<i>DOMESTIC/single dwelling/residence,</i>	
311 S. Avenue C	House	92-00427	106 - tower - Berger - 2001	EIPD
		<i>Late 19th & Early 20th Century American Movements: Prairie School</i>	<i>DOMESTIC/single dwelling/residence,</i>	
315 S. Avenue C	House	92-00428	106 - tower - Berger - 2001	EIPD
		<i>Late Victorian: Italianate</i>	<i>DOMESTIC/single dwelling/residence,</i>	
319 S. Avenue C	House	92-00429	106 - tower - Berger - 2001	EIPD
		<i>Late Victorian: Italianate</i>	<i>DOMESTIC/single dwelling/residence,</i>	
420 S. Avenue C	House	92-00156	106 - housing - HUD - 1994	Not eligible
		<i>House: Front-Gabled Roof</i>	<i>DOMESTIC/single dwelling/residence,</i>	
302 S. Avenue D	House	92-00430	106 - tower - Berger - 2001	EIPD
		<i>Late 19th and 20th Century Revivals: Colonial Revival</i>	<i>DOMESTIC/single dwelling/residence,</i>	
209 S. Avenue F	House	92-00431	106 - tower - Berger - 2001	EIPD
		<i>Late Victorian: Shingle Style, Mixed,</i>	<i>DOMESTIC/single dwelling/residence,</i>	
301 Hwy 1	Jaspering House	92-00203	106 - DOT - Berger - 2000	Not eligible
		<i>House: Side-Gabled Roof, One Story</i>	<i>DOMESTIC/single dwelling/residence,</i>	
525 Hwy 1	Jimmy Dean Foods-Walker Company Stockyards	92-00204	106 - DOT - Berger - 2000	Not eligible
		<i>Construction Method: Frame: Pole</i>	<i>AGRICULTURE/SUBSISTENCE/animal facility/stockyard,</i>	
603 Hwy 1	Wagner House	92-00194	106 - DOT - Berger - 2000	Not eligible
		<i>Late Victorian: Queen Anne</i>	<i>DOMESTIC/single dwelling/residence,</i>	

Address	Name	Iowa Site number	Survey type, preparer, date	NRHP evaluation
		<i>Styles/types</i>	<i>Function/s</i>	
428 N. Iowa Ave	Chicago, Milwaukee, and St. Paul Depot	92-00157	SHPO - 1984, 106 - tower - SHPO, AKAY - 2005	Opinion of Eligibility
		<i>Roof Form: Hip, Late Victorian,</i>	<i>TRANSPORTATION/rail-related/train depot,</i>	
804 N. Iowa Ave	Capps, Howard Earl, House	92-00003	106 - housing - ECICOG - 1998	Not eligible
		<i>House: 1½ Story</i>	<i>DOMESTIC/single dwelling/residence,</i>	
1011 N. Iowa Ave	Bean, Edward P. and Linda L., House (c.1920)	92-00475	106 - tower - AKAY - 2005	Opinion of Eligibility (C - architecture)
		<i>Late 19th and 20th Century Revivals: Classical Revival (Neo-Classical Revival)</i>	<i>DOMESTIC/single dwelling/residence,</i>	
321 S. Iowa Ave	Smouse, Winfield, House (1916)	92-00158	NRHP - 1983	Listed (B - commerce, community development)
		<i>Late 19th & Early 20th Century American Movements: Prairie School</i>	<i>DOMESTIC/single dwelling/residence,</i>	
408 S. Iowa Ave	Shull House	92-00432	106 - housing - ECICOG - 2002	Not eligible
		<i>House: Side-Gabled Roof, One Story</i>	<i>DOMESTIC/single dwelling/residence,</i>	
608 E. Jefferson St	Ruffenach, Donald and Lisa, House	92-00018	106 - housing - ECICOG - 1999	Not eligible
		<i>House: Gabled Front and Wing</i>	<i>DOMESTIC/single dwelling/residence,</i>	
219 W. Jefferson St	Craff, Kenneth, House	92-00006	106 - housing - ECICOG - 1998	Not eligible
		<i>House: Side-Gabled Roof, Two Story (traditional I-house)</i>	<i>DOMESTIC/single dwelling/residence,</i>	
302 W. Jefferson St	Shepherd House	92-00459	106 - housing - ECICOG - 2004	Not eligible
		<i>House: Side-Gabled Roof, One Story</i>	<i>DOMESTIC/single dwelling/residence,</i>	
308 W. Jefferson St	Cline, Velma, House	92-00159	106 - housing - ECICOG - 1997	Not eligible
		<i>House: Gabled Front and Wing</i>	<i>DOMESTIC/single dwelling/residence,</i>	
313 W. Jefferson St	House	92-00420	106 - tower - Berger - 2001	EIPD
		<i>Late Victorian: Italianate</i>	<i>DOMESTIC/single dwelling/residence,</i>	
317 W. Jefferson St	House	92-00421	106 - tower - Berger - 2001	EIPD
		<i>Late 19th and 20th Century Revivals: Colonial Revival</i>	<i>DOMESTIC/single dwelling/residence,</i>	
320 W. Jefferson St	House	92-00424	106 - tower - Berger - 2001	EIPD
		<i>Late 19th and 20th Century Revivals: Colonial Revival, Late Victorian: Queen Anne,</i>	<i>DOMESTIC/single dwelling/residence,</i>	
411 W. Jefferson St	House	92-00422	106 - tower - Berger - 2001	EIPD
		<i>Late 19th & Early 20th Century American Movements: Bungalow/Craftsman</i>	<i>DOMESTIC/single dwelling/residence,</i>	
415 W. Jefferson St	House	92-00423	106 - tower - Berger - 2001	EIPD
		<i>Late 19th and 20th Century Revivals: Colonial Revival</i>	<i>DOMESTIC/single dwelling/residence,</i>	
529 W. Jefferson St	Wheeler, Jeff and Karin, House	92-00002	106 - housing - ECICOG - 1998	Not eligible
		<i>Late 19th & Early 20th Century American Movements: Prairie School</i>	<i>DOMESTIC/single dwelling/residence,</i>	
W. Madison St	Young, Alexander, Cabin (1840, 1912)	92-00160	NRHP - 1973	Listed (A - settlement)
		<i>Other</i>	<i>DOMESTIC/single dwelling/residence,</i>	
415 W. Madison St	Moriarty, Laroy, House	92-00162	106 - housing - ECICOG - 1997	Not eligible
		<i>House: Gabled Front and Wing</i>	<i>DOMESTIC/single dwelling/residence,</i>	

Address	Name	Iowa Site number	Survey type, preparer, date	NRHP evaluation
		<i>Styles/types</i>	<i>Function/s</i>	
120 E. Main St	Washington Free Public Library (1950)	92-00161	state library project - state library - 1989	Not eligible (not 50 yrs old)
<i>Late 19th and 20th Century Revivals: Colonial Revival, Roof Form: Hip,</i>			EDUCATION/library,	
1103 E. Main St	Moser House	92-00453	106 - housing - ECICOG - 2004	Not eligible
<i>Mid and Late 20th Century Building Types: Split-level</i>			DOMESTIC/single dwelling/residence,	
305 W. Main St	House	92-00397	106 - tower - Berger - 2001	EIPD
<i>Late Victorian: Italianate</i>			DOMESTIC/single dwelling/residence,	
308 W. Main St	House	92-00411	106 - tower - Berger - 2001	EIPD
<i>Late 19th and 20th Century Revivals: Colonial Revival</i>			DOMESTIC/single dwelling/residence,	
314 W. Main St	House	92-00412	106 - tower - Berger - 2001	EIPD
<i>Late 19th & Early 20th Century American Movements: Bungalow/Craftsman</i>			DOMESTIC/single dwelling/residence,	
315 W. Main St	House	92-00398	106 - tower - Berger - 2001	EIPD
<i>Late 19th & Early 20th Century American Movements: Bungalow/Craftsman</i>			DOMESTIC/single dwelling/residence,	
320 W. Main St	House	92-00413	106 - tower - Berger - 2001	EIPD
<i>Late Victorian: Italianate</i>			DOMESTIC/single dwelling/residence,	
321 W. Main St	House	92-00399	106 - tower - Berger - 2001	EIPD
<i>Late Victorian: Queen Anne</i>			DOMESTIC/single dwelling/residence,	
407 W. Main St	House	92-00400	106 - tower - Berger - 2001	EIPD
<i>Late Victorian</i>			DOMESTIC/single dwelling/residence,	
409 W. Main St	House	92-00401	106 - tower - Berger - 2001	EIPD
<i>House: Front-Gabled Roof</i>			DOMESTIC/single dwelling/residence,	
414 W. Main St	House	92-00414	106 - tower - Berger - 2001	EIPD
<i>House: Gabled Front and Wing</i>			DOMESTIC/single dwelling/residence,	
415 W. Main St	Nardy, Edward, House	92-00163	106 - housing, 106 - tower - ECICOG, Berger - 1997	Not eligible, EIPD
<i>House: Gabled Front and Wing</i>			DOMESTIC/single dwelling/residence,	
420 W. Main St	House	92-00415	106 - tower - Berger - 2001	EIPD
<i>Late 19th & Early 20th Century American Movements: Prairie School</i>			DOMESTIC/single dwelling/residence,	
421 W. Main St	House	92-00403	106 - tower - Berger - 2001	EIPD
<i>Late 19th & Early 20th Century American Movements: Prairie School, Late 19th & Early 20th Century American Movements: Bungalow/Craftsman,</i>			DOMESTIC/single dwelling/residence,	
503 W. Main St	House	92-00404	106 - tower - Berger - 2001	EIPD
<i>Late 19th & Early 20th Century American Movements: Prairie School</i>			DOMESTIC/single dwelling/residence,	
508 W. Main St	House	92-00416	106 - tower - Berger - 2001	EIPD
<i>Late 19th & Early 20th Century American Movements: Bungalow/Craftsman</i>			DOMESTIC/single dwelling/residence,	
509 W. Main St	House	92-00405	106 - tower - Berger - 2001	EIPD
<i>Late 19th & Early 20th Century American Movements: Prairie School</i>			DOMESTIC/single dwelling/residence,	
514 W. Main St	House	92-00417	106 - tower - Berger - 2001	EIPD
<i>Mixed</i>			DOMESTIC/single dwelling/residence,	

Address	Name	Iowa Site number	Survey type, preparer, date	NRHP evaluation
		<i>Styles/types</i>	<i>Function/s</i>	
515 W. Main St	House	92-00406	106 - tower - Berger - 2001	EIPD
		<i>Late 19th and 20th Century Revivals: Colonial Revival</i>	<i>DOMESTIC/single dwelling/residence,</i>	
522 W. Main St	House	92-00418	106 - tower - Berger - 2001	EIPD
		<i>Late Victorian: Second Empire (Mansard)</i>	<i>DOMESTIC/single dwelling/residence,</i>	
523 W. Main St	House	92-00407	106 - tower - Berger - 2001	EIPD
		<i>Late 19th & Early 20th Century American Movements: Prairie School</i>	<i>DOMESTIC/single dwelling/residence,</i>	
523 W. Main St	House	92-00408	106 - tower - Berger - 2001	EIPD
		<i>House: Front-Gabled Roof</i>	<i>DOMESTIC/single dwelling/residence,</i>	
526 W. Main St	House	92-00419	106 - tower - Berger - 2001	EIPD
		<i>Late 19th & Early 20th Century American Movements: Bungalow/Craftsman</i>	<i>DOMESTIC/single dwelling/residence,</i>	
603 W. Main St	House	92-00409	106 - tower - Berger - 2001	EIPD
		<i>Late 19th and 20th Century Revivals</i>	<i>DOMESTIC/single dwelling/residence,</i>	
607 W. Main St	Schaefer, Peter W., House	92-00164	106 - housing - ECICOG - 1997	Not eligible, EIPD
		<i>House: Hipped Roof, 2 stories (e.g., traditional Foursquare)</i>	<i>DOMESTIC/single dwelling/residence,</i>	
1803 W. Main St	Edmund House	92-00202	106 - DOT - Berger - 2000	Not eligible
		<i>House: 1½ Story</i>	<i>DOMESTIC/single dwelling/residence,</i>	
N. Marion Ave	Methodist Episcopal Church	92-00346	106 - tower - Berger - 2001	Opinion of Eligibility (C - architecture)
		<i>Late 19th and 20th Century Revivals: Classical Revival (Neo-Classical Revival)</i>	<i>RELIGION/religious facility/church,</i>	
115 N. Marion Ave	Main Post Office	92-00165	real estate - realtor - 1984	Not eligible
		<i>Late 19th and 20th Century Revivals: Classical Revival (Neo-Classical Revival)</i>	<i>GOVERNMENT/post office,</i>	
407 N. Marion Ave	Storage Building / Office Building	92-00472	106 - tower - AKAY - 2005	Opinion of Eligibility
		<i>Late Victorian, Roof Form: Gable,</i>	<i>UNKNOWN,</i>	
407 N. Marion Ave	Shields, John and Son (office, warehouse)	92-00345	106 - tower - Berger - 2001	Opinion of Eligibility (B - Shields, C - architecture)
			<i>INDUSTRY/PROCESSING/EXTRACTION/industrial storage/warehouse,</i>	
			<i>COMMERCE/TRADE/business/office building</i>	
1011 N. Marion Ave	Todd, William, House	92-00344	106 - tower - Berger, AKAY - 2001, 2005	Opinion of Eligibility (C - architecture)
		<i>Late Victorian: Second Empire (Mansard), Roof Form: Mansard,</i>	<i>DOMESTIC/single dwelling/residence,</i>	
1411 N. Marion Ave	United States Army Reserve Training Center	92-00492	Agency - 2008	Not eligible - built 1961, large 1977 addition
		<i>Other</i>	<i>DEFENSE/military facility</i>	

Address	Name	Iowa Site number	Survey type, preparer, date	NRHP evaluation
		<i>Styles/types</i>	<i>Function/s</i>	
314 McCreedy Dr	Washington County Public Health Building (1928)	92-00480	HPC form - Patterson - 2006	Opinion of Eligibility (A - rural healthcare, C - architecture)
		<i>Late 19th and 20th Century Revivals: Tudor Revival</i>		
		<i>HEALTH CARE/medical business/office, HEALTH CARE/hospital/private or public hospital</i>		
400 E. Polk	Washington County Hospital (1912)	92-00193	SHPO (NRHP - 1977) - SHPO - 1991	Not eligible (delisted?)
		<i>Late 19th and 20th Century Revivals</i>		
		<i>HEALTH CARE/hospital,</i>		
E. Washington St	Blair House (1880-81)	92-00166	NRHP - 1973	Listed (A - social, political; C - architecture)
		<i>Late Victorian: Second Empire (Mansard), Late Victorian: Italianate,</i>		
123 E. Washington St	Graham Opera House (1893)	92-00167	photos only - -	(none)
		<i>Commercial: False Front</i>		
		<i>RECREATION AND CULTURE/music facility/opera house,</i>		
311 E. Washington St	House	92-00168	106 - DOT - DOT - 1986	Not eligible
		<i>Late Victorian</i>		
		<i>DOMESTIC/single dwelling/residence,</i>		
403 E. Washington St	House	92-00169	106 - DOT - DOT - 1986	Not eligible
		<i>Late Victorian: Queen Anne</i>		
		<i>DOMESTIC/single dwelling/residence,</i>		
406 E. Washington St	House	92-00170	106 - DOT - DOT - 1986	Not eligible
		<i>Late Victorian: Second Empire (Mansard)</i>		
		<i>DOMESTIC/single dwelling/residence,</i>		
412 E. Washington St	House	92-00171	106 - DOT - DOT - 1986	Not eligible
		<i>Late Victorian</i>		
		<i>DOMESTIC/single dwelling/residence,</i>		
626 E. Washington St	House	92-00172	106 - DOT - DOT - 1986	Not eligible
		<i>Late 19th & Early 20th Century American Movements: Bungalow/Craftsman</i>		
		<i>DOMESTIC/single dwelling/residence,</i>		
627 E. Washington St	House	92-00173	106 - DOT - DOT - 1986	Not eligible
		<i>Late 19th & Early 20th Century American Movements: Bungalow/Craftsman</i>		
		<i>DOMESTIC/single dwelling/residence,</i>		
708 E. Washington St	Commercial Building	92-00174	106 - DOT - DOT - 1986	Not eligible
		<i>Roof Form: Flat</i>		
		<i>COMMERCE/TRADE/business,</i>		
727 E. Washington St	House	92-00175	106 - DOT - DOT - 1986	Not eligible
		<i>Late 19th and 20th Century Revivals: Classical Revival (Neo-Classical Revival), Late Victorian,</i>		
		<i>DOMESTIC/single dwelling/residence,</i>		
903 E. Washington St	Conger, Jonathan Clark, House (1848, 1867)	92-00176	NRHP - 1974	Listed (B - Littler, Huskins; C - architecture)
		<i>Late Victorian: Italianate</i>		
		<i>DOMESTIC/single dwelling/residence,</i>		
1004 E. Washington St	House	92-00177	106 - DOT - DOT - 1986	Not eligible
		<i>Late 19th & Early 20th Century American Movements: Bungalow/Craftsman</i>		
		<i>DOMESTIC/single dwelling/residence,</i>		
1126 E. Washington St	House	92-00178	106 - DOT - DOT - 1986	Not eligible
		<i>Late 19th and 20th Century Revivals: Classical Revival (Neo-Classical Revival), Late 19th & Early 20th Century American Movements: Bungalow/Craftsman</i>		
		<i>DOMESTIC/single dwelling/residence,</i>		

Address	Name	Iowa Site number	Survey type, preparer, date	NRHP evaluation
<i>Styles/types</i>			<i>Function/s</i>	
1203 E. Washington St	Brookhart, Smith Wildman and Jennie (Hearne), House (1910)	92-00464	NRHP - 2005	Listed (B - Brookhart, C - architecture)
<i>Late 19th & Early 20th Century American Movements: Bungalow/Craftsman</i>			<i>DOMESTIC/single dwelling/residence,</i>	
W. Washington St	Smith, Ralph M., Memorial Band Stand (1952)	92-00490	HPC form - Patterson - 2008	Opinion of Eligibility
<i>Modern Movement</i>			<i>RECREATION AND CULTURE/music facility/bandstand,</i>	
308 W. Washington St	House	92-00382	106 - tower - Berger - 2001	EIPD
<i>Late 19th and 20th Century Revivals: Colonial Revival</i>			<i>DOMESTIC/single dwelling/residence,</i>	
309 W. Washington St	House	92-00367	106 - tower - Berger - 2001	EIPD
<i>Late Victorian: Queen Anne</i>			<i>DOMESTIC/single dwelling/residence,</i>	
314 W. Washington St	House	92-00383	106 - tower - Berger - 2001	EIPD
<i>House: Gabled Front and Wing</i>			<i>DOMESTIC/single dwelling/residence,</i>	
320 W. Washington St	House	92-00384	106 - tower - Berger - 2001	EIPD
<i>Late 19th & Early 20th Century American Movements: Bungalow/Craftsman</i>			<i>DOMESTIC/single dwelling/residence,</i>	
321 W. Washington St	House	92-00368	106 - tower - Berger - 2001	EIPD
<i>Late Victorian: Italianate</i>			<i>DOMESTIC/single dwelling/residence,</i>	
400 W. Washington St	House	92-00385	106 - tower - Berger - 2001	EIPD
<i>Late 19th & Early 20th Century American Movements: Bungalow/Craftsman</i>			<i>DOMESTIC/single dwelling/residence,</i>	
403 W. Washington St	House	92-00369	106 - tower - Berger - 2001	EIPD
<i>Late 19th & Early 20th Century American Movements: Prairie School</i>			<i>DOMESTIC/single dwelling/residence,</i>	
409 W. Washington St	House	92-00370	106 - tower - Berger - 2001	EIPD
<i>Late Victorian: Gothic, Late Victorian: Italianate,</i>			<i>DOMESTIC/single dwelling/residence,</i>	
410 W. Washington St	House	92-00386	106 - tower - Berger - 2001	EIPD
<i>Late Victorian: Stick/Eastlake</i>			<i>DOMESTIC/single dwelling/residence,</i>	
415 W. Washington St	House	92-00371	106 - tower - Berger - 2001	EIPD
<i>Late 19th & Early 20th Century American Movements: Bungalow/Craftsman, House: Front-Gabled Roof,</i>			<i>DOMESTIC/single dwelling/residence,</i>	
416 W. Washington St	House	92-00387	106 - tower - Berger - 2001	EIPD
<i>Late 19th & Early 20th Century American Movements: Bungalow/Craftsman</i>			<i>DOMESTIC/single dwelling/residence,</i>	
421 W. Washington St	House	92-00372	106 - tower - Berger - 2001	EIPD
<i>Late 19th & Early 20th Century American Movements: Bungalow/Craftsman, House: Gabled Front and Wing,</i>			<i>DOMESTIC/single dwelling/residence,</i>	
422 W. Washington St	House	92-00388	106 - tower - Berger - 2001	EIPD
<i>Late 19th and 20th Century Revivals</i>			<i>DOMESTIC/single dwelling/residence,</i>	
504 W. Washington St	Keck, Joseph, House (c.1855)	92-00179	NRHP, 106 - tower, Berger - 1978	Listed, EIPD (C - architecture)
<i>Late Victorian: Second Empire (Mansard), Late Victorian: Romanesque,</i>			<i>DOMESTIC/single dwelling/residence,</i>	
509 W. Washington St	House	92-00373	106 - tower - Berger - 2001	EIPD
<i>Late Victorian: Italianate</i>			<i>DOMESTIC/single dwelling/residence,</i>	

Address	Name	Iowa Site number	Survey type, preparer, date	NRHP evaluation
		<i>Styles/types</i>	<i>Function/s</i>	
510 W. Washington St	House	92-00390	106 - tower - Berger - 2001	EIPD
		<i>House: Front-Gabled Roof</i>	<i>DOMESTIC/single dwelling/residence,</i>	
515 W. Washington St	House	92-00374	106 - tower - Berger - 2001	EIPD
		<i>Late 19th and 20th Century Revivals: Colonial Revival</i>	<i>DOMESTIC/single dwelling/residence,</i>	
516 W. Washington St	House	92-00391	106 - tower - Berger - 2001	EIPD
		<i>Late Victorian</i>	<i>DOMESTIC/single dwelling/residence,</i>	
522 W. Washington St	House	92-00392	106 - tower - Berger - 2001	EIPD
		<i>Late 19th and 20th Century Revivals, Late Victorian,</i>	<i>DOMESTIC/single dwelling/residence,</i>	
523 W. Washington St	House	92-00375	106 - tower - Berger - 2001	EIPD
		<i>Late Victorian</i>	<i>DOMESTIC/single dwelling/residence,</i>	
527 W. Washington St	House	92-00376	106 - tower - Berger - 2001	EIPD
		<i>Late 19th and 20th Century Revivals</i>	<i>DOMESTIC/single dwelling/residence,</i>	
530 W. Washington St	House	92-00393	106 - tower - Berger - 2001	EIPD
		<i>House: Gabled Front and Wing</i>	<i>DOMESTIC/single dwelling/residence,</i>	
602 W. Washington St	House	92-00394	106 - tower - Berger - 2001	EIPD
		<i>Late 19th & Early 20th Century American Movements, Late Victorian: Italianate,</i>	<i>DOMESTIC/single dwelling/residence,</i>	
603 W. Washington St	Stewart, Frank, House (1889-94)	92-00180	NRHP - 1987, 106 - tower - Berger - 2001	Listed, EIPD (C - architecture)
		<i>Late Victorian: Queen Anne</i>	<i>DOMESTIC/single dwelling/residence,</i>	
608 W. Washington St	House	92-00395	106 - tower - Berger - 2001	EIPD
		<i>Late 19th & Early 20th Century American Movements: Prairie School, Late 19th & Early 20th Century American Movements: Bungalow/Craftsman,</i>	<i>DOMESTIC/single dwelling/residence,</i>	
611 W. Washington St	House	92-00378	106 - tower - Berger - 2001	EIPD
		<i>Late 19th and 20th Century Revivals: Colonial Revival</i>	<i>DOMESTIC/single dwelling/residence,</i>	
614 W. Washington St	House	92-00396	106 - tower - Berger - 2001	EIPD
		<i>House, Roof Form: Hip,</i>	<i>DOMESTIC/single dwelling/residence,</i>	
617 W. Washington St	House	92-00379	106 - tower - Berger - 2001	EIPD
		<i>Late 19th & Early 20th Century American Movements: Bungalow/Craftsman</i>	<i>DOMESTIC/single dwelling/residence,</i>	
627 W. Washington St	House	92-00380	106 - tower - Berger - 2001	EIPD
		<i>Late Victorian, Late 19th and 20th Century Revivals,</i>	<i>DOMESTIC/single dwelling/residence,</i>	
631 W. Washington St	House	92-00381	106 - tower - Berger - 2001	EIPD
		<i>House: Side-Gabled Roof, Two Story (traditional I-house)</i>	<i>DOMESTIC/single dwelling/residence,</i>	

Appendix B: Sites included in the downtown survey

With the survey project incorporated into the Planning for Preservation project, the consultant was not involved in the survey beyond the initial training session. The goal for the survey project was to provide “hands-on” experience at the process of researching a historic building and filling out the Iowa Site Inventory forms for the Washington Historic Preservation Commission and interested community residents. The intention was to fill out an Iowa Site Inventory form for each property within the survey boundary, with attached black and white photograph. It was acknowledged that these forms may not be as complete as during a full intensive level survey project. Likewise, the evaluations would not be formal, without a review of the determinations on individual buildings by a professional consultant or state staff. However, the research and forms completed will give a jump start on the future preservation work in the area. Overall, 130 properties were included in the survey. Seven of these properties were previously surveyed, and 123 properties were assigned new site inventory numbers. Approximately 13 of the properties were built after 1960. Additional information on this survey can be found on pages 26-28 of this report, and further information on each property is documented on the Iowa Site Inventory forms. The properties included in this survey project are listed in the table below and located on the map following the table.

Table of sites included in initial downtown survey project.

Address	Survey section	Field Site #	Iowa Site #	Type of property – Current name	Previous evaluation
115 S. 2nd Avenue	I	DT-068	92-00494	Commercial-Archer Appliance	
201 W. 2nd Street	E	DT-002	92-00347	Religious-First Christian Church - assessor date: 1891	Eligible - 2001
214 N. Avenue B	E	DT-001	92-00495	Commercial-Washington Electric - assessor date: 1932	
108 (106) S. Avenue B	D	DT-004	92-00496	House - assessor date: 1880?	
112 S. Avenue B	D	DT-006	92-00497	Law Offices-Day, Meeker, Lamping, et al - assessor date: 1966	
119 S. Avenue B	D	DT-005	92-00498	Commercial-Glen's Auto Repair - assessor date: 1950	
222? S. Avenue B	C	DT-008	92-00499	Commercial-used car sales (Perdock)-closed - assessor date: 1973	
110-112 N. Iowa Ave	G	DT-050	92-00500	Commercial-Frontier Restaurant - assessor date: 1939, 1973	
114-116 N. Iowa Ave	G	DT-049	92-00501	Commercial-Roe Heating	
115-117 N. Iowa Ave	F	DT-045	92-00502	Commercial-105 vacant/109 A Cut Above salon	
121 (119) N. Iowa Ave	F	DT-044	92-00503	Commercial-vacant	
125 N. Iowa Ave	F	DT-043	92-00504	Eastern Iowa Center for Problem Gambling	
210 N. Iowa Ave	G	DT-048	92-00505	Commercial-Law Office - assessor date: 1959	
213-215 N. Iowa Ave	H	DT-042	92-00506	Commercial-Sitler Electric Supply - assessor date: 1926	
220 N. Iowa Ave	G	DT-047	92-00507	Commercial-Adriana's Salon - assessor date: 1920, 1975, 1986	
100 S. Iowa Ave	I	DT-051	92-00508	Commercial-Vittetoe Insurance	

Address	Survey section	Field Site #	Iowa Site #	Type of property – Current name	Previous evaluation
102 S. Iowa Ave	I	DT-052	92-00509	Commercial-Associated Insurance Services	
104 S. Iowa Ave	I	DT-053	92-00510	Commercial-Grecian Jewelers	
106 S. Iowa Ave	I	DT-054	92-00511	Commercial-Antique Mall	
108 S. Iowa Ave	I	DT-055	92-00512	Commercial-Brown's Shoes	
110-112 S. Iowa Ave	I	DT-056	92-00513	Commercial-Core 24 Fitness Center	
114 S. Iowa Ave	I	DT-057	92-00514	Commercial-Systems Unlimited	
116 S. Iowa Ave	I	DT-058	92-00515	Commercial-Don's Jewelry	
118-120 S. Iowa Ave	I	DT-059	92-00516	Commercial-Grand Slam Sport/Dodici's Shop	
122 S. Iowa Ave	I	DT-060	92-00517	Commercial-Dodici	
200-202-204 S. Iowa Ave	A	DT-061	92-00518	Commercial-Country Market/Melissa's School of Dance/Zager Plumbing	
206 S. Iowa Ave	A	DT-062	92-00519	Commercial-Koller & Company	
208 S. Iowa Ave	A	DT-063	92-00520	Commercial-Re/Max Heartland Realty	
210 S. Iowa Ave	A	DT-064	92-00521	Commercial-Nailz & Hair Too	
214 S. Iowa Ave	A	DT-065	92-00522	Commercial-Tweeton Chiropractic - assessor date: 1961	
215-217 S. Iowa Ave	B	DT-046	92-00523	Commercial-H & R block/MADs Business Solutions - assessor date: 1915	
218 S. Iowa Ave	A	DT-066	92-00524	Commercial-Krotz-Dieleman Dental - assessor date: 1998	
221 S. Iowa Ave	B	DT-040b	92-00525	Commercial-Marshall's Furniture - assessor date: 1958	
222 S. Iowa Ave	A	DT-067	92-00528	Commercial-Beans Pharmacy - assessor date: 1950	
301 S. Iowa Ave	B	DT-041	92-00529	Commercial-Modern Eye Care - assessor date: 1965	
201 N. Iowa Ave (also 102 W Second St)	H	DT-112	92-00530	Commercial-vacant	
120 E. Jefferson	A	DT-161	92-00531	Commercial - Kentucky Fried Chicken - assessor date: 1955?	
108? W. Jefferson	B	DT-040a	92-00526	Commercial-Marshall's Furniture - assessor date: 1963	
114? W. Jefferson	B	DT-039	92-00527	Commercial-furniture warehouse (Marshall's) - assessor date: 1957	
106 E. Main St	G	DT-127	92-00532	Commercial-Insurance	
108-110 (112) E. Main St	G	DT-128	92-00533	Commercial-KCII Radio/vacant/dentist	
109 E. Main St	I	DT-136	92-00534	Commercial-Investments - assessor date: 1910	
114 E. Main St	G	DT-129	92-00535	Commercial-Funeral Parlor	
116-118 E. Main St	G	DT-130	92-00536	Commercial-Funeral Parlor	
120 E. Main St	G	DT-131	92-00161	Government-Public Library - assessor date: 1952	Not ind. eligible - 1981
121 (117) E. Main St	I	DT-137	92-00537	Washington Community Y - assessor date: 1924, 1966, 1973	
100-102-104 W. Main	F	DT-125	92-00538	Commercial-restaurant/coffee shop	

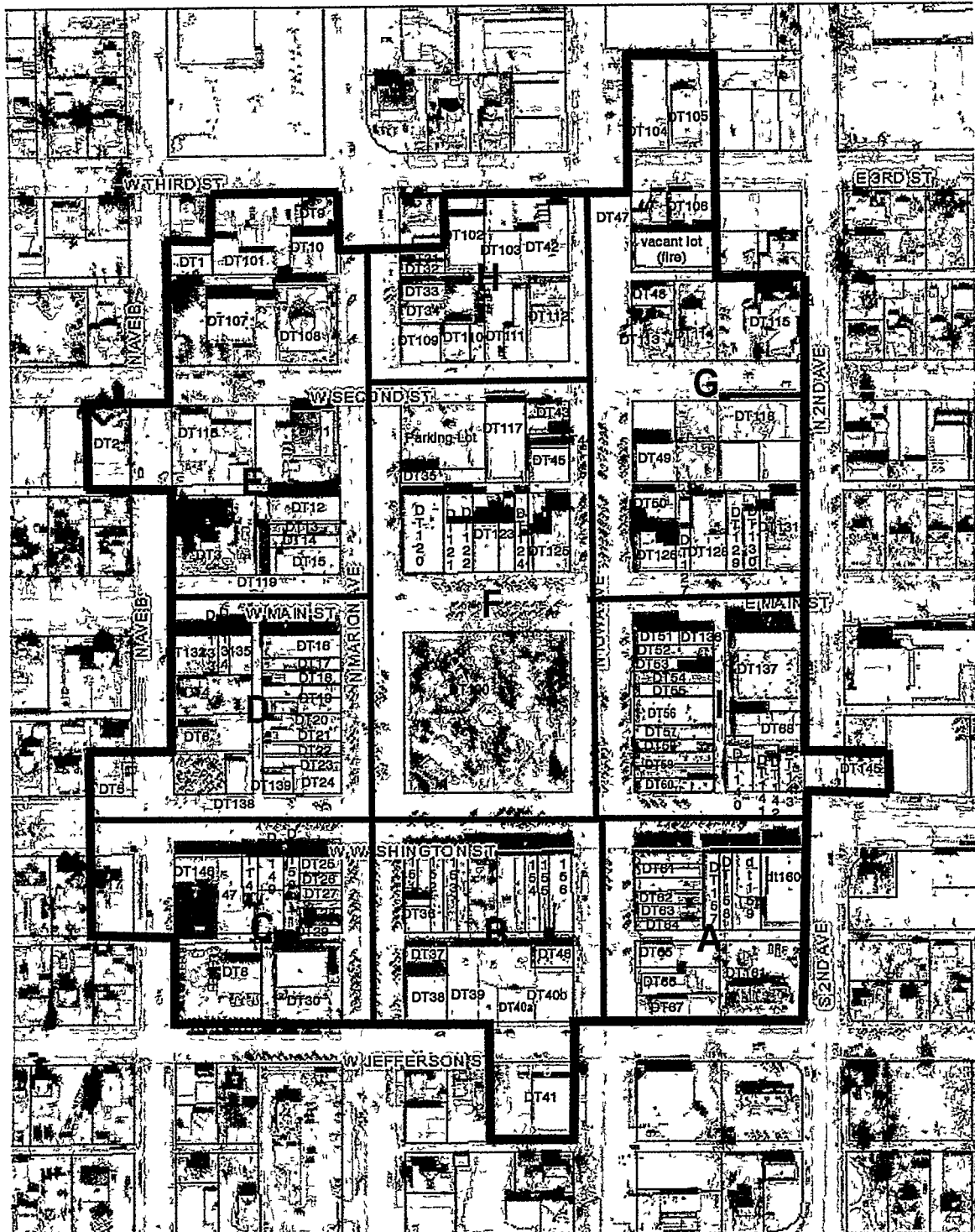
Address	Survey section	Field Site #	Iowa Site #	Type of property – Current name	Previous evaluation
St					
106 W. Main St	F	DT-124	92-00539	Commercial-vacant	
108-110-112 W. Main St	F	DT-123	92-00540	Commercial-110 & 112 in remodeling	
114 W. Main St	F	DT-122	92-00541	Commercial-Latta Harris Penningroth CPA	
116-118 W. Main St	F	DT-121	92-00542	Commercial-Latta Harris Penningroth CPA	
120-122-124 W. Main St	F	DT-120	92-00543	Commercial-Adellya's/Kurtz Music/Baby Steps (Masonic Temple)	
210 W. Main St	E	DT-119	92-00544	Government-Assessor's Office	
213-215-217 W. Main St	D	DT-135 (134)	92-00545	Commercial-beauty shop/restaurant	
219 W. Main St	D	DT-133	92-00546	Commercial-restaurant	
221-229 W. Main St	D	DT-132	92-00547	Commercial-	
102-104 E. Main St (also 100-108 N. Iowa Ave)	G	DT-126	92-00548	Commercial-Federation Bank	
222 W. Main St	E	DT-003	92-00150	Washington County Court House (Listed on NRHP)	Listed - 1981
105 N. Marion Ave	E	DT-014	92-00549	Commercial-Stone Mill Natural Foods	
109 (107) N. Marion Ave	E	DT-013	92-00550	Commercial-Commercial-Washington Chiropractic	
111 (109-111) N. Marion Ave	E	DT-012	92-00551	Washington Evening Journal Newspaper	
112 N. Marion Ave	F	DT-035	92-00552	Commercial-	
115 N. Marion Ave	E	DT-011	92-00165	Post Office	Not ind. eligible - 2000
208 (206) N. Marion Ave	H	DT-034	92-00553	Commercial-Powercom Motor Control	
210 N. Marion Ave	H	DT-033	92-00554	Commercial-Powercom Motor Control	
213-215 N. Marion Ave	E	DT-010	92-00555	Apartments	
214 N. Marion Ave	H	DT-032	92-00556	Commercial-Washington Plumbing	
219 N. Marion Ave	E	DT-009	92-00557	Commercial-Burke Cleaners	
101-103 S. Marion Ave	D	DT-016	92-00558	Commercial-The Village (Bryson Block)	
105 S. Marion Ave	D	DT-017	92-00559	Commercial-New Attitude Salon	
107 S. Marion Ave	D	DT-018	92-00560	Commercial-Washington Realty	
109-111 S. Marion Ave	D	DT-019	92-00561	Commercial-Advance Employment & Simply Spa	
113 S. Marion Ave	D	DT-020	92-00562	Commercial-north half of Taste of China	
115 S. Marion Ave	D	DT-021	92-00563	Commercial-Taste of China restaurant	
117 S. Marion Ave	D	DT-022	92-00564	Commercial-part of State Bank - assessor date: 1900, 1987 remodel	
119-121-123 S. Marion Ave	D	DT-024 (23)	92-00565	Commercial-Washington State Bank - assessor date: 1914, 1987 remodel	

Address	Survey section	Field Site #	Iowa Site #	Type of property – Current name	Previous evaluation
201 S. Marion Ave	C	DT-025	92-00566	Commercial-La Morelense Grocery	
205 S. Marion Ave	C	DT-026	92-00567	Commercial-Family Dentistry	
207-209 S. Marion Ave	C	DT-027	92-00568	Commercial-vacant-collapsed	
208-212 S. Marion Ave	B	DT-036	92-00569	Commercial-Chiropractor/Salon/?	
211 S. Marion Ave	C	DT-028	92-00570	Commercial-vacant-north half collapsed	
213 S. Marion Ave	C	DT-029	92-00571	Commercial - assessor date: 1957	
215 S. Marion Ave	C	DT-030	92-00572	Religious-Marion Ave Baptist Church	
220 S. Marion Ave	B	DT-037	92-00573	Apartments - assessor date: 1972	
222 S. Marion Ave	B	DT-038	92-00574	Commercial-Ross Auto - assessor date: 1918	
101-103 N. Marion Ave (also 208 W Main St)	E	DT-015	92-00575	Commercial-Day & Bordwell Abstracts	
102 E. Second St	G	DT-113	92-00576	Residential - assessor date: 1886	
108 E. Second St	G	DT-114	92-00577	Residential - assessor date: 1890	
111-123 E. Second St	G	DT-118	92-00578	Commercial-Red Bear Day Care/vacant	
122 E. Second St	G	DT-115	92-00579	Religious-First Baptist Church	
106 W. Second St	H	DT-111	92-00580	Commercial-Wine & Spirits	
107-109 W. Second St	F	DT-117	92-00581	Commercial-Carson Plumbing - assessor date: 1930	
112-114 W. Second St	H	DT-110a	92-00582	Commercial-Iron Creations/La Cruz grocery	
116 W. Second St	H	DT-110b	92-00583	Commercial-Iron Creations/La Cruz grocery	
206 W. Second St	E	DT-108	92-00346	Religious-Methodist Church - assessor date: 1839?	Eligible - 2001
220 W. Second St	E	DT-107	92-00584	Religious-Methodist Education Building - assessor date: 1977	
221 W. Second St	E	DT-116	92-00585	Government-Communications Center - assessor date: 1970s	
122-120 W. Second St (also 202 N. Marion)	H	DT-109	92-00586	Commercial-Foster Care Review Board/New Look Salon/Polished Image - assessor date: 1957	
102 (100-104) E. Third St	G	DT-104	92-00587	Commercial-Rider Sales - assessor date: 1920	
105 E. Third St	G	DT-106	92-00588	Commercial-Krantz Barber Shop - assessor date: 1946	
106 E. Third St	G	DT-105	92-00589	Commercial-warehouse - assessor date: 1947	
109 W. Third St	H	DT-103	92-00590	Commercial-Sitler Show Room - assessor date: 1962	
115 W. Third St	H	DT-102	92-00591	Commercial-Sitler's warehouse - assessor date: 1992	
214-218 W. Third St	E	DT-101	92-00592	Apartments	
109 E. Washington St	A	DT-157	92-00593	Commercial-Dino's Pizza	
111 E. Washington St	A	DT-158	92-00594	Commercial-beauty shop	
112 E. Washington St	I	DT-140	92-00595	Commercial-Chiropractor	
114-116 E. Washington St	I	DT-141	92-00596	Commercial-Earthly Blessings/Outside In	

Address	Survey section	Field Site #	Iowa Site #	Type of property – Current name	Previous evaluation
115 E. Washington St	A	DT-159	92-00597	Commercial-Insurance	
118 E. Washington St	I	DT-142	92-00598	Commercial-Shear Expressions	
120 E. Washington St	I	DT-143	92-00599	Commercial-Edward Jones Investments	
123 E. Washington St	A	DT-160	92-00167	Commercial-Theater	
202 E. Washington St	I	DT-145	92-00600	Commercial-Korner Kreamery - assessor date: 1940	
100 W. Washington St	F	DT-100b	92-00490	Ralph M. Smith Memorial Band Stand	Eligible - 2008
100 W. Washington St	F	DT-100a	92-00493	Central Park	
101-103 W. Washington St	B	DT-156	92-00601	Commercial-Custon Impressions	
105 W. Washington St	B	DT-155	92-00602	Commercial-Wolf Floral	
107 W. Washington St	B	DT-154	92-00603	Central Park Community Center	
109-115 W. Washington St	B	DT-080	92-00604	Construction site - new library - assessor date: 2008-09	
117-119 W. Washington St	B	DT-153	92-00605	Commercial-State Farm Insurance/construction office	
121 W. Washington St	B	DT-152	92-00606	Commercial-JazIt Up!	
123-125 W. Washington St	B	DT-151	92-00607	Commercial-vacant/Investments	
207 W. Washington St	C	DT-150	92-00608	Commercial-law office - no front door	
209-211 W. Washington St	C	DT-149	92-00609	Commercial-law office	
210 W. Washington St	D	DT-139	92-00610	Commercial-Washington State Bank - assessor date: 1905	
213 W. Washington St	C	DT-148	92-00611	Commercial-vacant office	
215-217 W. Washington St	C	DT-147	92-00612	Commercial-vacant auto dealer - assessor date: 1919	
218 W. Washington St	D	DT-138	92-00613	Commercial-IGraphix - assessor date: 1920	
223-225 W. Washington St	C	DT-146	92-00614	Commercial-vacant auto dealer - assessor date: 1917	
303 W. Washington Blvd	C	DT-007	92-00615	Commercial-drive up bank (State Bank) - assessor date: 1964	

Washington, IA
Downtown Survey Area boundary

0 489
Map Units: feet



Map of boundary, buildings, and survey sections for downtown overview survey project.