

Site Inventory Form

State Historical Society of Iowa

(November 2005)

State Inventory No. 92-00575

New Supplemental

Part of a district with known boundaries (enter inventory no.) 92-00349

Relationship: Contributing Noncontributing

Contributes to a potential district with yet unknown boundaries

National Register Status:(any that apply) Listed De-listed NHL DOE

9-Digit SHPO Review & Compliance (R&C) Number _____

Non-Extant (enter year) _____

1. Name of Property

historic name Jeffrey Building

other names/site number Corette's Block, Young Block, Downtown Survey Map # DT- 015

2. Location

street & number 101-103 North Marion Avenue

city or town Washington

vicinity, county Washington

Legal Description: (If Rural) Township Name _____ Township No. _____ Range No. _____ Section _____ Quarter of Quarter _____

(If Urban) Subdivision Original Plat Block(s) 7 Lot(s) Lot B (South 44' of E 110' of lots 7 & 8)

3. State/Federal Agency Certification [Skip this Section]

4. National Park Service Certification [Skip this Section]

5. Classification

Category of Property (Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

If Non-Eligible Property
Enter number of:

If Eligible Property, enter number of:
Contributing Noncontributing

—	buildings	<u>1</u>	—	buildings
—	sites	—	—	sites
—	structures	—	—	structures
—	objects	—	—	objects
—	Total	<u>1</u>	—	Total

Name of related project report or multiple property study (Enter "N/A" if the property is not part of a multiple property examination).

Title _____

Historical Architectural Data Base Number _____

6. Function or Use

Historic Functions (Enter categories from instructions)

Current Functions (Enter categories from instructions)

02E: Specialty Store – seed store

02B: Professional – title abstract company

02E11: Grocery

7. Description

Architectural Classification (Enter categories from instructions)

Materials (Enter categories from instructions)

09F05: Commercial / brick front

foundation

04: stone

walls (visible material)

03: brick

roof

08A Asphalt

other _____

Narrative Description (SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED)

8. Statement of Significance

Applicable National Register Criteria (Mark "x" representing your opinion of eligibility after applying relevant National Register criteria)

Yes No More Research Recommended

A Property is associated with significant events.

Yes No More Research Recommended

B Property is associated with the lives of significant persons.

Yes No More Research Recommended

C Property has distinctive architectural characteristics.

Yes No More Research Recommended

D Property yields significant information in archeology or history.

County Washington Address 101-103 North Marion Avenue
City Washington

Site Number 92-00575
District Number 92-00349

Criteria Considerations

- A Owned by a religious institution or used for religious purposes.
- B Removed from its original location.
- C A birthplace or grave.
- D A cemetery.
- E A reconstructed building, object, or structure.
- F A commemorative property.
- G Less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

05: Commerce
02: Architecture

Significant Dates

Construction date 1879 check if circa or estimated date
Other dates, including renovation c.1937

Significant Person

(Complete if National Register Criterion B is marked above)

Architect/Builder

Architect _____

Builder _____

Narrative Statement of Significance (SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED)

9. Major Bibliographical References

Bibliography See continuation sheet for citations of the books, articles, and other sources used in preparing this form

10. Geographic Data

UTM References (OPTIONAL)

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

See continuation sheet for additional UTM references or comments

11. Form Prepared By

name/title Stacy A. Nielsen, volunteer Rebecca L. McCarley, consultant, Davenport
organization Washington Historic Preservation Commission date May 6, 2012
street & number City Hall – 215 E. Washington St telephone 319-653-6584
city or town Washington state Iowa zip code 52353

ADDITIONAL DOCUMENTATION (Submit the following items with the completed form)

FOR ALL PROPERTIES

- Map:** showing the property's location in a town/city or township.
- Site plan:** showing position of buildings and structures on the site in relation to public road(s).
- Photographs:** representative black and white photos. If the photos are taken as part of a survey for which the Society is to be curator of the negatives or color slides, a photo/catalog sheet needs to be included with the negatives/slides and the following needs to be provided below on this particular inventory site:

Roll/slide sheet #	_____	Frame/slot #	_____	Date Taken	_____
Roll/slide sheet #	_____	Frame/slot #	_____	Date Taken	_____
Roll/slide sheet #	_____	Frame/slot #	_____	Date Taken	_____

See continuation sheet or attached *photo & slide catalog sheet* for list of photo roll or slide entries.

Photos/illustrations without negatives are also in this site inventory file.

FOR CERTAIN KINDS OF PROPERTIES, INCLUDE THE FOLLOWING AS WELL

- Farmstead & District:** (List of structures and buildings, known or estimated year built, and contributing or noncontributing status)
- Barn:**
 - A sketch of the frame/truss configuration in the form of drawing a typical middle bent of the barn.
 - A photograph of the loft showing the frame configuration along one side.
 - A sketch floor plan of the interior space arrangements along with the barn's exterior dimensions in feet.

State Historic Preservation Office (SHPO) Use Only Below This Line

Concur with above survey opinion on National Register eligibility: Yes No More Research Recommended

This is a locally designated property or part of a locally designated district.

Comments: _____

Evaluated by (name/title): _____ Date: _____

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<u>Jeffrey Building</u>	<u>Washington</u>
Name of Property	County
<u>101-103 North Marion Avenue</u>	<u>Washington</u>
Address	City

This form was prepared as part of a research/survey/nomination project in 2011-2012 funded by a HRDP grant from the State Historical Society of Iowa for the nomination of the Washington Downtown Historic District. The project was primarily structured to develop the nomination for the downtown, with additional research on each building documented on an Iowa Site Inventory form. The information below is taken from the table in the August 2012 draft of the nomination, with additional information documented on the property and photographs in the following sections.

Jeffrey Building - 101-103 N. Marion Avenue (also 208 W Main St) - State #92-00575 - Map #6 ~ 1 contributing building (A and C) - 1879, c.1937 façade - early 20th century commercial

Historic information:

- May 1879 - Savings Bank moved to Young's new block at the northwest corner of the square (1880 history: 552)
- 101: 1879-1912 - Washington County Savings Bank, 1912-1926 - Washington Loan and Trust Company
- 103: 1885-c.1900 - meat market, 1900s-1910s - Connor & Schilling (grocery store); 1926 - Connor Grocery; 1930s - Crone & Sons Grocery
- 1934 - 101-03 remodeled into one store for Crone & Sons grocery - corner entry - façade brick after 1936 photo - moved to north side in 1939
- 101-103: 1939-1940s - Oetjen's Seed Store, 1952 - Wittmer's U Save, c.1955-late 1960s - Fuhr & Cochran Food Store; late 1960s-1976 - Coast to Coast
- 204 W. Main: 1900s-10s - Eicher & Livingston - attorneys, 1921 - Eicher Livingston & Eicher, 1920s-30s - Livingston & Eicher, 1935-1940s - S.W. Livingston, 1950s - Livingston & Day - attorneys, 1964 - Livingston, Day & Bates
- 208 W. Main - 1880s-1920s - barber shop, 1910s-1920s - Welch Barber Shop
- 2012 - Washington Title and Guaranty Company, Bordwell Law Office

Architectural information:

- Height: 2 story
- Walls: brick
- Storefront: entry at corner for double storefront
- Windows: 1/1 windows
- Architectural details: simple brick details
- Architect/Builder: -
- Modifications: Historic: after 1936 photo - new façade brick, c.1950s - new brick on rear addition; Non-historic: storefront remodel

7. Narrative Description

This building is a two-story, red brick building. The facade brick appears to have been applied to an earlier building in the 1930s while the Jeffrey family owned the property. The detailing of the brick is simple, with offset corners on the southeast chamfered corner, a soldier brick course along the frieze, and soldier brick window lintels. The main entry faces the corner of North Marion and West Main Streets, with the main facade historically facing Marion to the east. The southeast corner is chamfered to create a diagonal wall, with the entry into the first story from this point. Secondary entrance is located on the West Main Street side. Recent remodeling on the first story in recent years has resulted in eight, vertical, single-light, floor to ceiling storefront windows on the east side facing Marion Ave and

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three of the same on the south side facing W. Main St immediately next to the corner entry. When recent renovations were completed, a canvas awning was placed above the ground floor windows. Two additional windows and a side entry are located on the south side. The second story on the east side has four windows and on the south side has seven unevenly spaced windows. The second story windows are one-over-one-light double-hung metal windows. Above the corner entry on the second story is another double-hung metal window.

The west side has a one-story addition, which appears to have been clad in brick at a later date. Historically, separate offices functioned in this rear section. This section has a separate entry and windows have replacement single-light tinted windows.

8. Narrative Statement of Significance

The Jeffrey Building appears to contribute historically and architecturally to the Washington Downtown Historic District. The core of the building appears to date to construction in 1866, but the facade appears remodeled in the late 1930s while the Jeffrey family owned the property. The interior was remodeled into one store originally in 1934, and it has been subsequently remodeled. Thus, the integrity dates to this later period.

Joseph Corvette and wife built the first brick building on this corner. An ad ran in a local newspaper on January 16, 1867 "Hurrah, Hurrah!" for the B. Hess & Bros. Clothing Store. Transfer records show the City of Washington buying the property on May 13, 1872, who sold it back to Margaret Corvette.

1866 – Joseph Corette – built new brick building on northwest corner of square – where Montgomery Ward was in 1978 – planned for upper story to be public hall – B. Hess and Brother clothing store and bank of Green, Richards, & Co on first story – Corette sold groceries from rear room behind bank – October 24 – hall being installed – some fixed and some moveable seats – at least 500 people (Fisher 1978: 403-04) – lectures not in hall – held dances, plays, and concerts in hall (Fisher 1978: 405) – also church socials (Fisher 1978: 406)

The courthouse also had offices here from 1866-1868 until the completion of Everson's Block to the east on the northeast corner of the intersection.

Margaret Corvette (et al.) sold the property to a Mr. James Young on October 5, 1878. He then appears to have built a new building in 1879. The 1885 Sanborn Map shows the south half (101) as savings bank and north half (103) as a meat market. Second floor was used for county offices, until the courthouse was completed in 1887. An ad for Washington County Savings Bank in May 1881 noted that they moved to Young's new block in May 1879, and they had \$50,000 capital.

October 7, 1876 – Washington Savings Bank organized - \$50,000 capital - President, William Rowan; vice-president, W. R. Jeffrey; cashier, J. H. Young; directors, Wm. Rowan, W. R. Jeffrey, J. H. Young, L. S. Rowan, J. C. Ferguson, B. T. Brown, G. G. Charlton – same in 1880 except N. Littler replaced Charlton – organized under Savings bank act of 1874 – taxes on capital stock rather than stockholders on separate stock – average dividends of 9 ½ % - temporarily located on door south of post office – moved in May 1879 to Young's new

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block at northwest corner of square (101 N. Marion) – convenient and elegant quarters – about 30 stockholders (*History of Washington County* 1880: 551-52)

Washington County Savings Bank - J.H. Young, President; William R. Jeffrey, Vice President; A. Anderson, Cashier – bank in Young's Block at northwest corner of square (*Portrait and Biographical Album of Washington County* 1887: 667-68)

James Young serve as president of the bank from October 1884 to October 1899 (Burrell 1909, Vol. 1: 374). Washington County Savings Bank continued to be listed at 101 N. Marion Avenue into the 1910s. During this period, several lawyers were listed with offices on the second story. In 1912, the Citizens Savings Bank and Washington County Savings Bank merged and created the Commercial Savings Bank. Carl M. Keck was president in 1926 (*Evening Journal*, April 3, 1926, 40). They moved to the former's building at 125 S. Marion.

Washington Loan & Trust Company is then listed here, through the 1926 directory. They moved to the building at 210 W. Main in 1927 after completing an extensive remodel.

1912 – Washington Loan and Trust Company – organized in 1912 – new investment bank – Charles H. Keck – president – Frank R. Sage – secretary – D.A. Boyer, W.A. Cook, J.M. Bratten - page 1 – “Washington Loan & Trust Company” – investment banking and general Trust Company business – fill need for local long term investment company – real estate mortgages – farm and residence properties (*Evening Journal*, April 26, 1913, 1, 4)

“About Our Beautiful Town,” *Evening Journal*, April 3, 1926, 19 – Washington Loan and Trust Company – Frank R. Sage, president; C.M. Keck, vice president; Leslie E. Dunlap, secretary – began in 1912 – mortgages on farms in 21 Iowa counties – bond department organized in 1919 – good investments – Home Builders Loan Department organized in 1914 – took over remainder of loans of Washington Building and Loan Association – Trust Department – Insurance Department – recently bought City Hall – expects to remodel and equip with modern banking equipment – new quarters expected to be occupied in fall 1926

Few businesses have been identified in the north half of the building at 103 N. Marion Ave. The Ohio Grocery advertised in the north room of Corette's Block in May 1871. The 1885 and 1897 Sanborn maps show a meat market here. A grocery is then shown here in 1902, 1909, and 1917. The 1910 City Directory lists “Connor & Schilling - Grocery-Cigars-Tobacco” at 103. Connor Grocery is listed in the 1926 Telephone Directory.

On April 15, 1902, James Young and wife sold the property to a Mr. W.A. Jeffrey, whose family was also associated with bank.

Directories for 1932 and 1935 lists “Crone & Sons Grocery” at 103 Marion Avenue. They combined the 101 and 103 storefronts in 1934, operating in this double space.

Evening Journal – Washington County Centennial Celebration – July 1936 - page 109 – The Crone Market – Jack Sprat Food store – formerly Conner's Grocery – in small room next to old Loan & Trust building – bought business – grew – expand into present enlarged quarters with corner entrance – photo of building – announce opening of enlarged and remodeled Crone Market in 1934 – shift to cash basis this year – groceries, fresh

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fruits and vegetables, bakery goods – slaughter house – three butchers – 101-103 N. Marion – photo shows similar but earlier façade brick/design - pilasters and brick work on cornice

Crone Market moved to the north side of the square by 1939. W.A. Jeffrey's estate transferred the property to Myrta A. Jeffrey (et al) on January 19, 1937. It was perhaps around this time or shortly after that the facade was remodeled to the current appearance with the current brick.

Walt Oetjen and Ed Oetjen then moved Oetjen's Seed Store into the double storefront at 101-103 N. Marion, here in 1939 and in the 1941 city directory. The Sanborn Map for 1943 shows 101 and 103 as one store with a new rear addition (206-208 W. Main) that contained offices and a store. The 1941 Directory also lists Farm Security Administration offices, Dr. WS Kyle (CO Physcian), Louis J. Kehoe (Attorney) and Mt. Pleasant Production Loans & Credit at 103 ½ North Marion. A May 1949 for Kehoe places him in the Jeffrey Building.

The office at 204 W. Main was occupied by Eicher & Livingston by 1910, which evolved to Eicher Livingston & Eicher by 1921, and then again to Livingston & Eicher by 1924 into the 1930s. S.W. Livingston is then listed alone here in 1935 through the middle of the 1940s. Robert Day also practiced here by 1949, and both are listed here in 1952, along with Mattes Tax Service. Livingston & Day Attorneys were here in 1955, and then Livingston Day & Bates were listed here in 1964. In the 1950s, the facade of the rear office space appears to be remodeled, and the spaces combined into one law office.

The small storefront at 208 W. Main served for many years as a barber shop, from the 1885 to 1917 Sanborn maps. Welch Barber Shop was listed here in the 1910 and 1926 directories. It was then converted to office space. L.H. Orr Land Co. was listed here in 1941.

The 1952 Telephone Directory shows Wittmer's U Save listed at 103 N. Marion (double storefront space), and then in the 1956 directory "Fuhr & Cochran Food Store" The 1956 Telephone Directory lists Production Credit & Loans, Attorney Kehoe, Dayton Tax Service, Dr. WS Kyle (1952), Washington County Local Board #93 at 103 ½ North Marion. In 1964, Fuhr & Cochran Super Value is listed here.

Jessie W. Jeffrey (estate) sold the property to Jean F. Hallman on March 13, 1962. Then Katherine J. Finley (executor of the Jean F. Hinley estate) sold to a John J. & Catherine M. Matles on October 5, 1966.

The oldest building permit for this building is for December 5 1966 for removal of the wall between store and law offices; closing door and three windows to south of law office; removal of interior walls and existing wood roof over office and construction of new roof - steel bar joist and steel roof deck with built up type roofing. Rear windows to be covered with guard bars. Existing stair well in south side of building to be filled and new concrete place in line with existing sidewalk. Facing material to be placed over brick at from on east and south sides between lower and upper windows, over which tenant will place signs. New suspended ceiling throughout. Proposed use: Hard Goods Store.

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In 1967, Coast to Coast moved into this building, after the grocery moved to E. Washington. Coast to Coast then moved in 1976 to the south side of the square.

Washington Title and Guaranty Company currently occupy the main first story space, and the Bordwell Law Office is in the rear office space facing Main.

9. Major Bibliographical References

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

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

Newspaper advertisements, various years/dates, on microfilm at Washington Public Library:

Washington Evening Journal
Washington Gazette
Washington Press

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

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

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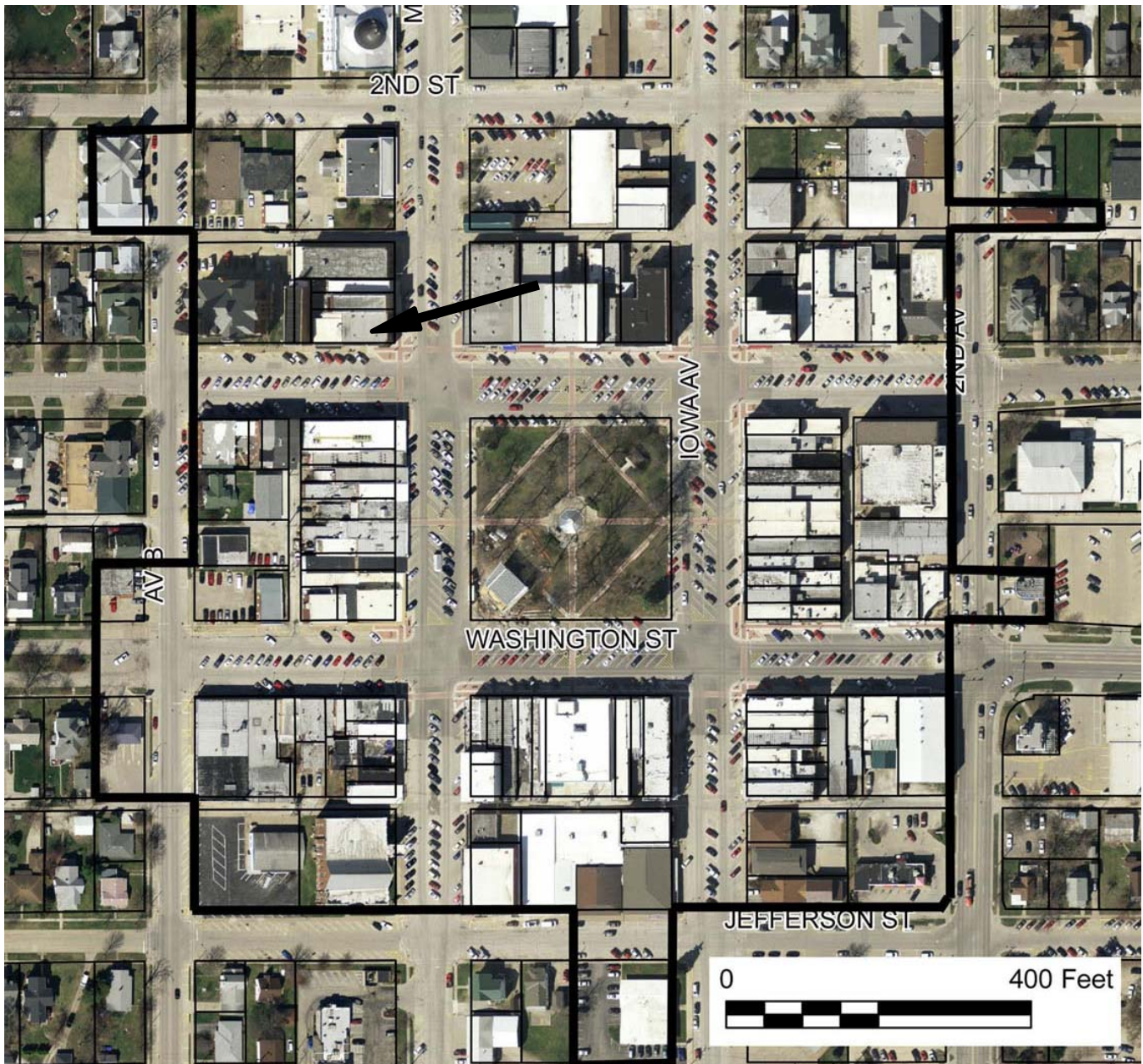
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Location map



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

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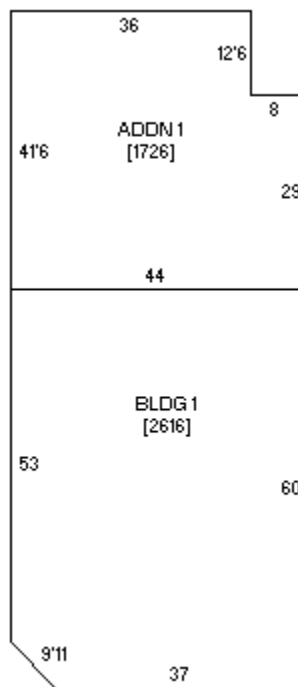
Site Number 92-00575

Related District Number 92-00349

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Building plan (from assessor's website)



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Historic images



100 block of N. Marion with building at left/corner around 1918 (Patterson collection).

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Building after remodeled to single storefront (*Journal*, July 1936, 109).

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Building in 1971 (Wagner 1971).

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Digital photographs



Photograph 92-00575-001 - South and east elevations, looking northwest (McCarley, September 20, 2011).

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Photograph 92-00575-002 - Detail on east elevation, looking west (McCarley, September 20, 2011).

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Photograph 92-00575-003 - West and south elevations, looking northeast (McCarley, September 20, 2011).