

# Site Inventory Form

State Historical Society of Iowa

(November 2005)

State Inventory No. 92-00510

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 Hayes Building

other names/site number Downtown Survey Map # DT- 053

## 2. Location

street & number 104 S. Iowa 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) 12 Lot(s) Lot 2 S 22' except S 3"

## 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)

02E06 Commerce / specialty store / jewelry

02E06 Commerce / jewelry

02E12 Commerce / butcher

## 7. Description

Architectural Classification (Enter categories from instructions)

Materials (Enter categories from instructions)

09F05 Commercial: brick front

foundation 04 Stone

walls (visible material) 05E Aluminum

roof \_\_\_\_\_

other \_\_\_\_\_

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

## 8. Statement of Significance

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

- Yes  No  More Research Recommended
- Yes  No  More Research Recommended
- Yes  No  More Research Recommended
- Yes  No  More Research Recommended

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

County Washington Address 104 S. Iowa Avenue  
City Washington

Site Number 92-00510  
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)

\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**

Construction date 1889  check if circa or estimated date  
Other dates, including renovation \_\_\_\_\_

**Significant Person**

(Complete if National Register Criterion B is marked above)

\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**

Architect \_\_\_\_\_

Builder \_\_\_\_\_

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

**9. Major Bibliographical References**

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

**10. Geographic Data**

**UTM References (OPTIONAL)**

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

See continuation sheet for additional UTM references or comments

**11. Form Prepared By**

name/title Mary Patterson, Chair Rebecca L. McCarley, consultant, Davenport  
organization Washington Historic Preservation Commission date May 3, 2012  
street & number City Hall – 215 E. Washington St telephone 319-653-6584  
city or town Washington state Iowa zip code 52353

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

**FOR ALL PROPERTIES**

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

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

- See continuation sheet or attached *photo & slide catalog sheet* for list of photo roll or slide entries.
- Photos/illustrations without negatives are also in this site inventory file.

**FOR CERTAIN KINDS OF PROPERTIES, INCLUDE THE FOLLOWING AS WELL**

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

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

Concur with above survey opinion on National Register eligibility:  Yes  No  More Research Recommended  
 This is a locally designated property or part of a locally designated district.

Comments: \_\_\_\_\_

Evaluated by (name/title): \_\_\_\_\_ Date: \_\_\_\_\_

# Iowa Site Inventory Form Continuation Sheet

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<u>Hayes Building</u>	<u>Washington</u>
Name of Property	County
<u>104 S. Iowa Avenue</u>	<u>Washington</u>
Address	City

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

**Hayes Building - 104 S. Iowa Avenue** - State #92-00510 - Map #73 ~ 1 non-contributing building (clad) - 1889, 1970s - Italianate (clad)

Historic information:

1889 - new building for John Hayes built by Shrader & Son for \$1,600 - 2 story brick; 1890s-1900s - meat market

c.1905-c.1920 - Steck Jewelry

1922-1944 - Westphal Jewelry (Jack Westphal - moved here from west side)

1944-1957 - Grecian Jewelers (Owen Grecian, son Eugene - bought Westphal's)

1957-2000s - Grecian Jewelry (Eugene Grecian)

2012 - Grecian Jewelry

Architectural information:

Height: 2 story

Walls: brick

Storefront: remodeled - center entry

Windows: 1/1 windows - replaced

Architectural details: covered by siding (brick arch across façade, arch windows)

Architect/Builder: Shrader & Son (contractor)

Modifications: Historic: c.1930s - brick clad in stucco and painted; Non-historic: 1964 - aluminum siding above first story windows (stucco failing); after 1976 - second story clad in aluminum siding

## 7. Narrative Description

This is a two-story brick commercial building that has been clad completely in siding. Historic photographs show a distinctive arch in the brick on the second story of this building. The storefront has a centrally located storefront entry with a wood door with large window and a secondary entry to the upper story on the far left side. The display windows are large single-light windows with glazed white brick on the bulkheads with a central panel of painted plywood. The glazed brick, window configuration, and entry appear historic. There is a horizontal/flat awning over the sidewalk. The second story is covered with aluminum siding, and has three one-over-one-light double-hung windows. There is an Art Deco neon tube sign for the business which projects from the second story above the awning.

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<u>Hayes Building</u>	<u>Washington</u>
Name of Property	County
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## 8. Narrative Statement of Significance

Due to the siding obscuring the appearance of the historic brick building, the Hayes Building is counted as non-contributing in the Downtown Washington Historic District. If the siding were to be removed, the building should be reevaluated and likely may be reclassified as contributing.

The earliest Sanborn map shows a different building on this site (1885), but on the 1892 map, the current building is present. The earliest recorded owner of the property was Michael Hayes, owning it prior to 1865. In May 1872, an advertisement noted that City Hat Store had moved to Hayes new building on the east side. Rebecca Hayes received a quit claim deed on the property in August 1889 from John Hayes et al, and apparently retained ownership until March 1901, when Rebecca French (single) sold it to S.B. Dewey. Construction in 1889 included a \$1,600 brick two-story building constructed by Shrader & Son for John Hayes. There are slight differences in the footprint of this building between the 1885 and 1892 map, so it appears that the current building was built in 1889. The 1892 map simply notes a "store" here while the 1897 map indicates a meat market. On the 1902 Sanborn map it is a meat market. The meat market has not been identified, though Sanborn maps show it was the only one on the east side of the square (two groceries).

The 1909 Sanborn map lists a jewelry store. In 1906, Steck Jewelry is listed on the east side, and in the 1910 city directory, it was located at 104 1/2 S. Iowa, along with Cole Photography. The former was likely at 104 with the latter on the second story. The 1909 and 1917 Sanborn maps now show a large skylight and Photo as the use of the 2<sup>nd</sup> story. H.F. Steck started as a jeweler on the west side of the square in 1877, and he continues to be listed in business in an ad in 1912. The 1917 map continues to show a jeweler on the first story.

Westphal Jewelry opened in Washington in 1920, and they are listed here in the 1926 city directory. They advertised both jewelery and hemstitching. Jack Westphal bought Smith Jewelry on the west side in 1920, and they moved to the east side in 1922 (*Evening Journal* – Washington County Centennial Celebration – July 1936 - page 109). They continue to advertise and appear in telephone books through 1941 at this address.

In 1944, Owen Grecian bought the business from Jack Westphal. Grecian Jewelers are then listed here in the 1952, 1956, and 1964 city directories. Eugene Grecian took over the business in 1957 from his father. Building permit issued on April 16, 1963 to Claire Dewey for new facing on store front - stucco is falling onto the sidewalk: "We propose to remove the glass above the plate glass show windows and above the door which goes to the second story and replace with aluminum siding." A photo of the building appeared in the 1976 bicentennial newspaper, without aluminum siding on the second story (Bicentennial Edition, *Evening Journal*, July 1, 1976, page 139). The Dewey family transferred the property to A. Eugene Grecian in April 1974. After this date, the facade was clad in siding. Grecian Jewelry continued to occupy this building in 2012.

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Hayes Building  
Name of Property

Washington  
County

104 S. Iowa Avenue  
Address

Washington  
City

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## 9. Major Bibliographical References

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

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

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

*Washington Evening Journal*

*Washington Gazette*

*Washington Press*

Patterson, Mary. Collection of historic images of Washington. Washington, IA.

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

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

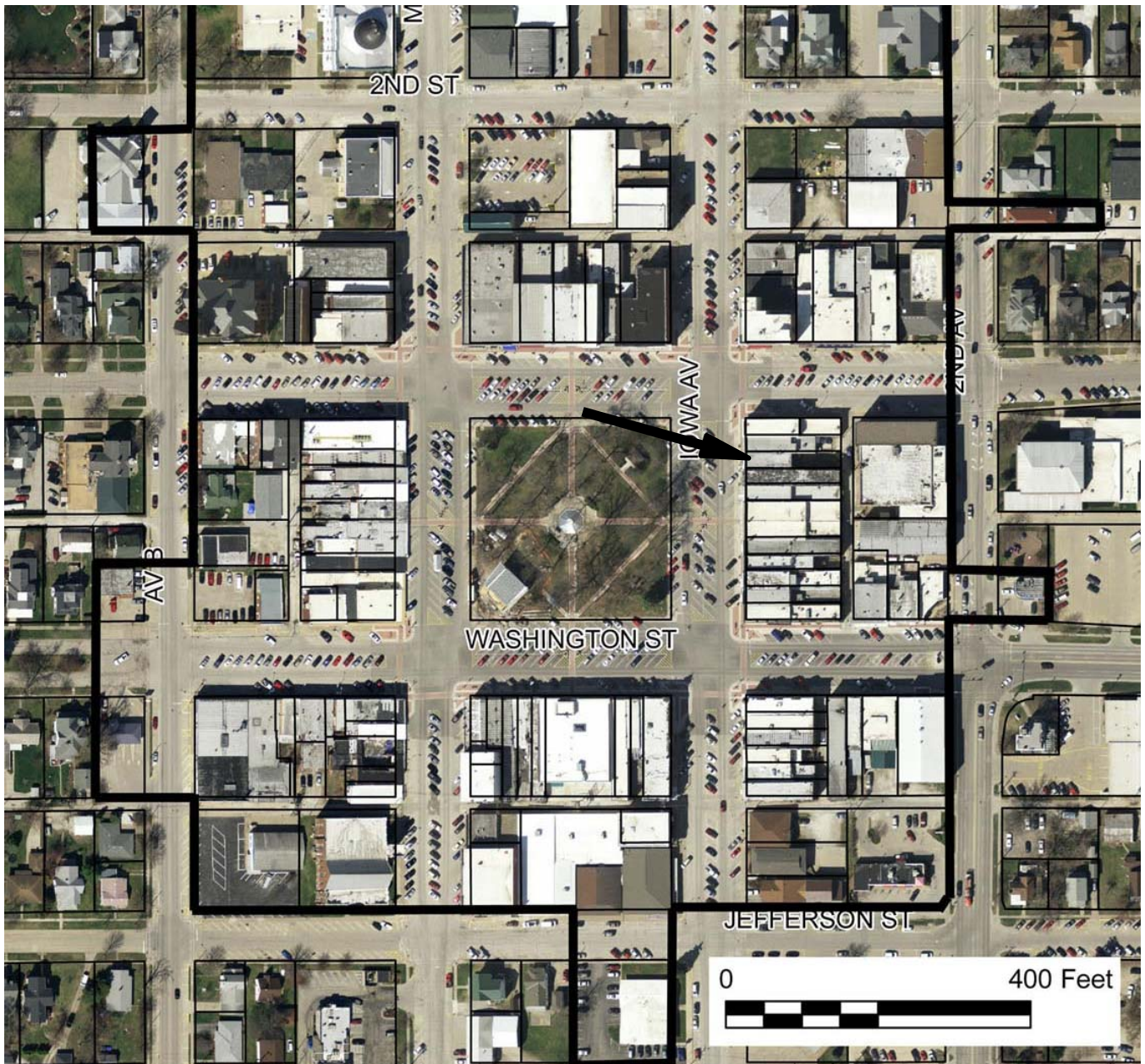
Iowa Department of Cultural Affairs  
State Historical Society of Iowa  
**Iowa Site Inventory Form**  
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Site Number 92-00510  
Related District Number 92-00349

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Name of Property	Hayes Building	County	Washington
Address	104 S. Iowa Avenue	City	Washington

**Location map**



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

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Site Number 92-00510

Related District Number 92-00349

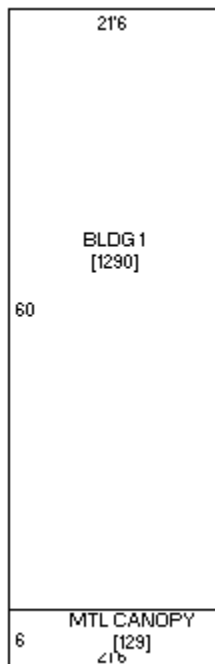
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<u>Hayes Building</u> Name of Property	<u>Washington</u> County
<u>104 S. Iowa Avenue</u> Address	<u>Washington</u> City

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



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Hayes Building  
Name of Property

Washington  
County

104 S. Iowa Avenue  
Address

Washington  
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## Historic images



100 102 **104** 106 108 110 112 114 116 118-120 122

East side of square prior to 1912 (Patterson collection)



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<u>Hayes Building</u> Name of Property	<u>Washington</u> County
<u>104 S. Iowa Avenue</u> Address	<u>Washington</u> City



EAST SIDE OF SQUARE, WASHINGTON, IOWA

100 102 **104** 106 108 110 112 114 116 118-120 122 200

East side of square in the 1910s (Patterson collection)

# Iowa Site Inventory Form Continuation Sheet

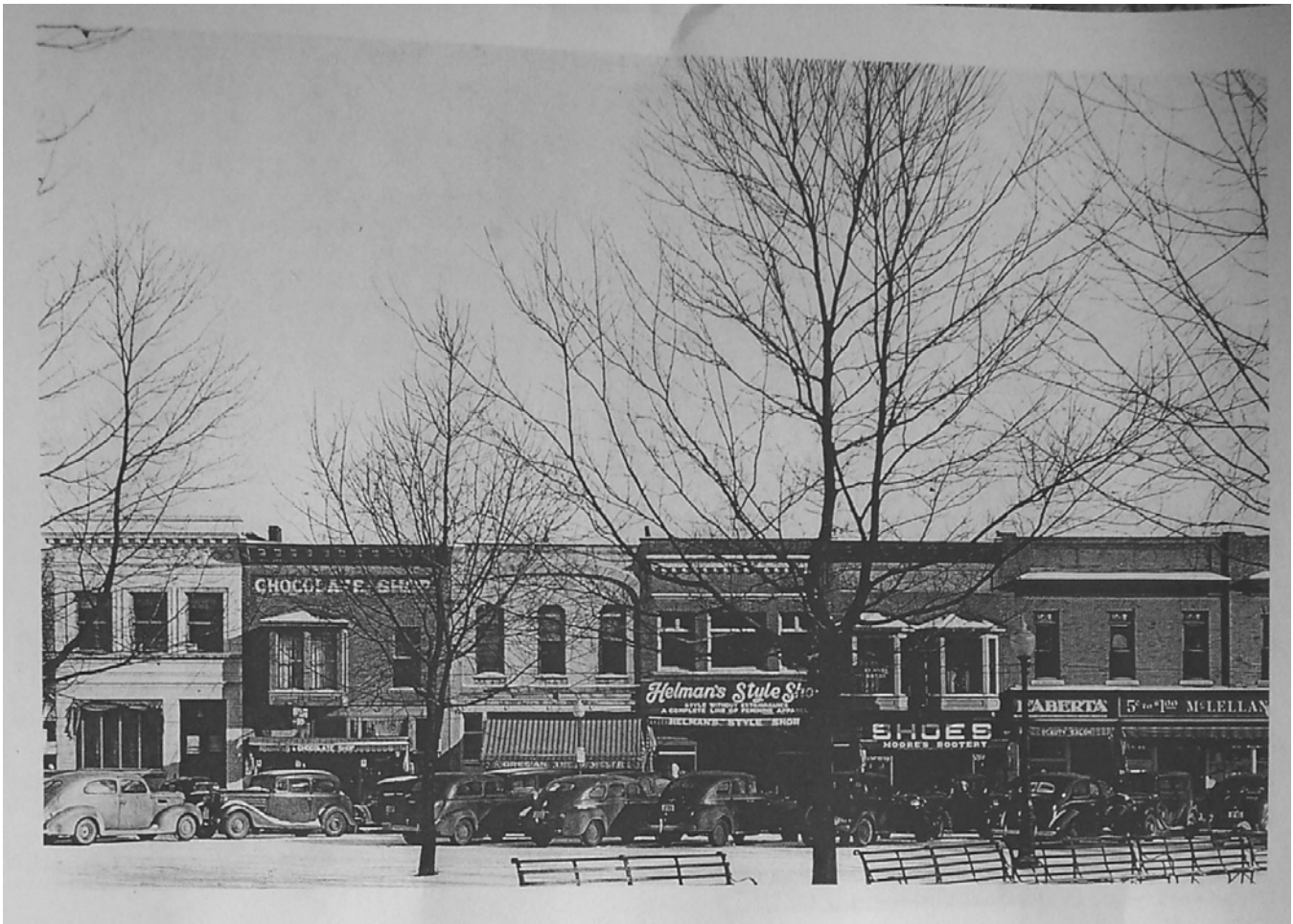
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Hayes Building  
Name of Property

Washington  
County

104 S. Iowa Avenue  
Address

Washington  
City



100

102

104

106

108

110

East side of square in late 1930s (Patterson collection)

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Hayes Building  
Name of Property

Washington  
County

104 S. Iowa Avenue  
Address

Washington  
City



Building in 1971 (Wagner 1971)

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## Digital photographs



Photograph 56-00510-001 - West elevation, looking east (McCarley, September 20, 2011)