

Site Inventory Form

State Historical Society of Iowa

(November 2005)

State Inventory No. 92-00566

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 Lemley Grocery

other names/site number Smith & Andrus Building, Yellow Brick Building, Downtown Survey Map # DT- 025

2. Location

street & number 201 South Marion (rear is 207 W. Washington)

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) 17 Lot(s) 1 - N 33' (parcel A)

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)

02E11 - Specialty Store/grocery

70 - vacant

02F01 - Department Store/General

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 _____

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 201 South Marion Ave
City Washington

Site Number 92-00566
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 1860 check if circa or estimated date
Other dates, including renovation c.1912 facade

Significant Person

(Complete if National Register Criterion B is marked above)

Architect/Builder

Architect _____
Builder Hugh Smith and V.W. Andrus

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 Barb Swift - volunteer Rebecca L. McCarley, consultant, Davenport
organization Washington Historic Preservation Commission date 4-2-2012
street & number City Hall – 215 E. Washington St telephone 319-653-6584
city or town Washington state Iowa zip code 52353

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

FOR ALL PROPERTIES

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

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

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

FOR CERTAIN KINDS OF PROPERTIES, INCLUDE THE FOLLOWING AS WELL

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

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

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

Comments: _____

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

Iowa Site Inventory Form Continuation Sheet

Page 1

<u>Lemley Grocery</u>	<u>Washington</u>
Name of Property	County
<u>201 South Marion Ave</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.

Lemley Grocery - 201 S. Marion Avenue - State #92-00566 - Map #111 ~ 1 contributing building (A and C) - c.1860, c.1890, c.1912 - early 20th century commercial

Historic information:

201 (corner) started as Hugh Smith and Bint Andrews Dry Goods, then Smith & Andrus Dry Goods by 1865, 1867-1870 - Farmers' and Merchants' Bank (203?); 1871 - Hoffman & Bros - book and shoe store
1885 - grocery (201) - one story warehouse at rear (207 W. Wash), music/sewing machines (203); 1897 - grocery (201) - 2 story warehouse at rear (207 W. Wash), vacant (203)
1902 - grocery (201), confectionary (203); 1910 - Lemley Co grocery - interior spaces combined into 1 store in 1912; 1913 photo shows current façade - one combined storefront
1920s-1940s - Barclay's Cash Grocery (combined storefront as 201, 2 story warehouse at rear - 207 W. Wash)
1952 - Washington Fruit Market
c.1955-1980s - Sears Roebuck & Co - catalog store
2000s - Tienda Mexican La Morelense
2012 - vacant

Architectural information:

Height: 2 story
Walls: brick
Storefront: remodeled - center entry
Windows: 1/1 windows - flared brick lintels
Architectural details: c.1912 brick façade
Architect/Builder: -
Modifications: Historic: c.1890 - rear addition at 207 W. Washington enlarged to two stories; c.1912 - façade remodel; Non-historic: 2000s - storefront remodel

7. Narrative Description

Though the date of the construction is unknown, this two story building is believed to be one of the oldest structures around the square. It is still identified as the "yellow brick" building on the southwest corner of the square in 1913, though the photo shows that the tan brick facade had been added to the east side by this time, converting it from five to four second story windows. The remainder of the building has remained largely unchanged. The storefront faces east, and has been modernized. There is a large, two light display window on each side of the recessed entry door. The door itself is wood and glass, with a mail slot below the glass, and has a single light on each side of the door. Another single light is located on the side of the display windows on the inset portion of the facade. There is a horizontal aluminum awning across the front of the building and panels across the transom. The four second story windows have one-over-one-light double-hung sashes, stone sills, and flared jack arch

Iowa Site Inventory Form Continuation Sheet

Page 2

<u>Lemley Grocery</u>	<u>Washington</u>
Name of Property	County
<u>201 South Marion Ave</u>	<u>Washington</u>
Address	City

brick lintels. A rectangular outline spans the frieze. The right (north) side has a pilaster with brick capital, and a partial pilaster is on the south side.

The north elevation is divided into four section by pilasters with similar bands on the capital as the facade pilaster. The first story has a brick infilled window in the first two sections, each centered between the pilasters. The fourth (rear) section has an infilled window and a secondary entry leading to the second story. The third section, between the second and third pilasters, has no window or infill. There are four one-over-one-light double-hung second story windows, each centered between the pilasters. There was also a door on the right side of the second section, now infilled with brick. A small modern window is above the rear entry door.

The rear section was originally counted separately in the survey/research project as 207 W. Washington, but research determined it was built as a rear addition/warehouse. The overall design is interesting, as a second story entry is flush with the rear of the main building section at 201 S. Marion. The first story of this section has a centered entry with a large fixed single-light window on either side. The first story area is clad in dark brown ribbed steel siding. The second story has two slightly offset one-over-one-light double hung windows and a door opening on the left shrunken to window size and then covered with steel. The three openings have segmental arch brick lintels and stone sills. A decorative brick cornice tops the building, which matched the north side of the original building prior to the rebuilding of the parapet wall, per historic photographs.

8. Narrative Statement of Significance

This commercial building appears to contribute historically and architecturally to the Washington Downtown Historic District. Though the core of the building appears to date to the late 1850s or early 1860s by Smith & Andrus, the current facade appears to have been remodeled around 1912 by the Lemley Grocery and two earlier storefronts combined into one. Thus, integrity of the building primarily dates to this later period.

An undescribed portion of Lot 1, Blk. 17 was purchased by Hugh Smith prior to 1866. Hugh Smith settled in Washington by 1839. On May 3, 1867, the north 19' of Lot 1 transferred to Smith & Andrus. Later sale information indicates that the undescribed portion they already owned, along with the second purchase in 1867, comprise today's Parcel A, the property on which this building sits. N.W. Andrus transferred both parcels in 1868 to Hugh Smith. The building appears in the 1869 Bird's Eye View drawing of Washington. In addition, there is a historic photo of the building when Smith and Andrus operated a dry goods store. In the photo, one can see that the two "halves" of the store are not equal, just as the first (south) purchase is 14 feet wide, and the second (north) purchase is 19 feet wide.

A 1913 photograph further identifies the building as the "yellow brick," referenced over the years on the southwest corner of the square. A 1939 article notes that the building was constructed by Hugh Smith

Iowa Site Inventory Form Continuation Sheet

Page 3

<u>Lemley Grocery</u>	<u>Washington</u>
Name of Property	County
<u>201 South Marion Ave</u>	<u>Washington</u>
Address	City

before the Civil War, and it has always belonged to the family. The rear portion was added later. The front had two storefronts, with the "small" south storefront occupied by various hat and cap shops (one by Charlie Lewis and also one by Jim Clyde) and the north (big) room was dry goods store. It was occupied by Hugh Smith and Bint Andrews originally. A staircase was added in the 1870s from rear of the store to the residence on second story. Winfield Smouse and wife lived here in 1873 ("Old Time Building," Centennial Edition, *Evening Journal*, August 1939, 3). An ad on May 3, 1865 indicates that a millinery was one door west of Smith & Andrus, confirming construction by this date. A note in the *Washington Press* on July 3, 1867 states that Smith and Andrus are fitting up a basement room under their store for a first class barber shop – it will be best "sit" in town (*Washington Press*, July 3, 1867).

The Farmers' and Merchants' Bank of Washington organized as state bank on June 11, 1867, conducting business in the yellow brick building on the southwest corner of square. It was organized by J. A. Henderson, I. N. Langhead, J. R. Richards, William McClelland, J. L. Rader, L. O. Richards, A. W. Chilcote, and S. G. Owen. J. A. Henderson was made president; J. R. Richards, vice president, and S. G. Owen, cashier. In July 1870, A.W. Chilcote became president, and in December 1870 they decided to organize a national bank instead. Thus, Washington National Bank was formed with \$50,000 capital and A.W. Chilcote as president (*History of Washington County* 1880: 552; Burrell 1909, Vol. 1: 372). In 1871, Hoffman & Bros operated a book and shoe store in the yellow brick building on southwest corner of square ("Washington," *Washington Press*, September 27, 1871).

The 1885 Sanborn map shows the building used for groceries on the north side, and music and sewing machines on the south side. At this time, there is also a one story warehouse at the rear of the building. The 1892 Sanborn map shows two storefronts, offices on the second story, and the rear warehouse has been enlarged/rebuilt to two stories high. The 1897 Sanborn map shows a grocery store in 201 with a grocery warehouse in the two-story rear portion, and the 203 "small" storefront is vacant.

In 1902, the Sanborn map indicates a grocery at 201 and confectionery at 203. The 1909 Sanborn map shows a grocery at 201 and restaurant at 203. The *Washington Evening Journal*, March 14, 1912, reported: "Robinson and Wilson contemplate making a big improvement in their business building on the southwest corner of the square occupied by Lemley grocery company. The partition between the grocery store room and the smaller room to the south formerly used as a restaurant will be taken out and the whole converted into one large room 31 feet wide by 60 feet deep. A new front will be built, with the door cut in the center, probably built in a recess, with show windows on either side." On April 25, 1912, the newspaper noted: "... the labor of tearing out the front and partition in the Robinson and Wilson Building occupied by the Lemley grocery is well under way." The 1917 Sanborn map then shows that the building has been converted into one storefront. The facade remodel appears to have been completed in this period as well, with the 1913 photograph showing the new facade with four second story windows. Lemley Grocery has a large ad in the 1910 City Directory, selling groceries, flour, and feed. The photo of the building in the April 26, 1913 *Journal* shows the company here as well. No other history was found on the company.

Iowa Site Inventory Form Continuation Sheet

Page 4

<u>Lemley Grocery</u>	<u>Washington</u>
Name of Property	County
<u>201 South Marion Ave</u>	<u>Washington</u>
Address	City

The rear section of the building at 207 W. Washington can be seen as a single story building in a late 1860s photograph. The building appears on the 1885 Sanborn map as a warehouse for the grocery at 201 S. Marion. It was a still single story building at that time, but by the time of the 1892 Sanborn map it had two stories. This might lead some to suggest that it is a different structure. However, this researcher was inside the building on the second floor during the course of the research and, due to a plumbing project in progress, has seen the original sloping roof joists with level flooring joints sistered to them, and is confident that it is the same structure, with the second story added to the older building. Thus, it was built/enlarged as an addition/warehouse space for the grocery in the main part of the building. The rear section continues to be a warehouse or store room for the grocery at 201 S. Marion up through the 1943 Sanborn map. There are no other uses found in city directories or telephone directories after that date either.

Barclay's Cash Grocery then occupied the combined store space on S. Marion, listed here from the 1926 city directory to the 1941 city directory. Again, no other history was found on the company. The 1952 directory places Washington Fruit Market at this address. By 1956, Sears Roebuck & Co. opened at 201 S. Marion. In the 1960s it continued to be the location of the Sears catalog store. A 1971 photograph shows Sears here and that the rear section was also part of the Sears Catalog Store. The Sears store moved off the square by the 1980s. In the 2000s, it was the Tienda Mexican La Morelense which was one of Washington's first Hispanic owned businesses. As of today, it is vacant. The rear section is current being used as office space for the law office to the west at 209 W. Washington Street. There is a vacant apartment on the second story.

9. Major Bibliographical References

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

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

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

Washington Evening Journal
Washington Gazette
Washington Press

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

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

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

Iowa Site Inventory Form Continuation Sheet

Page 5

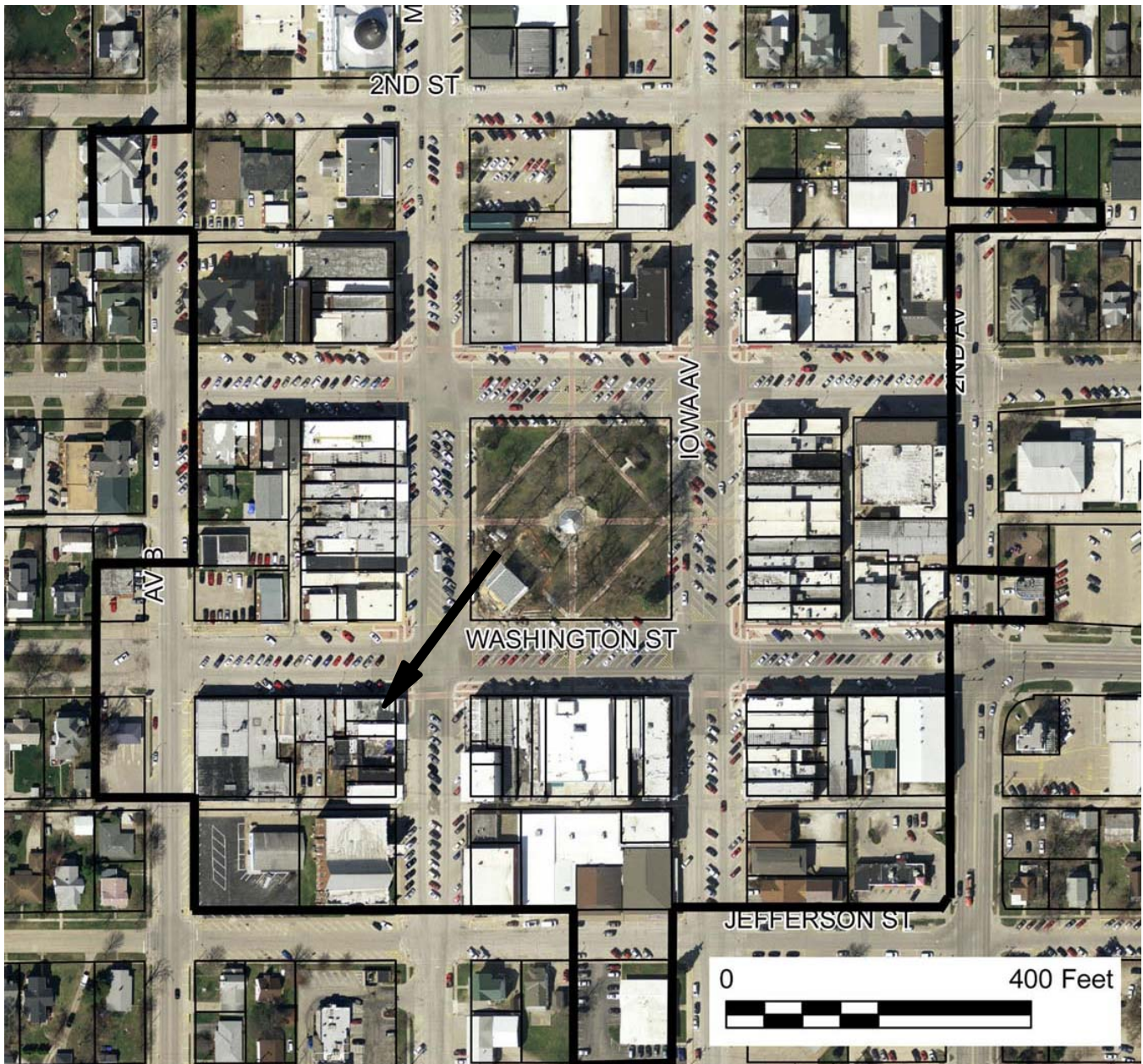
Lemley Grocery
Name of Property

Washington
County

201 South Marion Ave
Address

Washington
City

Location map



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

Iowa Site Inventory Form Continuation Sheet

Site Number 92-00566

Related District Number 92-00349

Page 6

Lemley Grocery

Name of Property

Washington

County

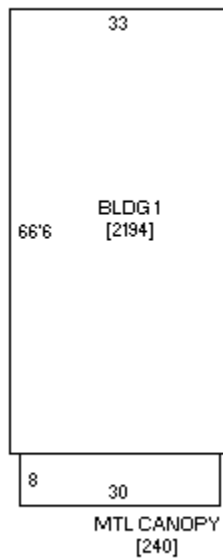
201 South Marion Ave

Address

Washington

City

Building plan (from assessor's website)



Iowa Site Inventory Form Continuation Sheet

Page 7

Lemley Grocery

Name of Property

Washington

County

201 South Marion Ave

Address

Washington

City

Historic images



Building in the 1860s (Washington Historical Society)

Iowa Site Inventory Form
Continuation Sheet

Page 8

Lemley Grocery

Washington

Name of Property

County

201 South Marion Ave

Washington

Address

City



200 block of S. Marion, looking northwest, after c.1910 rusticated concrete block façade applied to 205 S. Marion, before c.1912 remodel of corner grocery building (Patterson collection)

Iowa Site Inventory Form Continuation Sheet

Page 9

Lemley Grocery

Washington

Name of Property

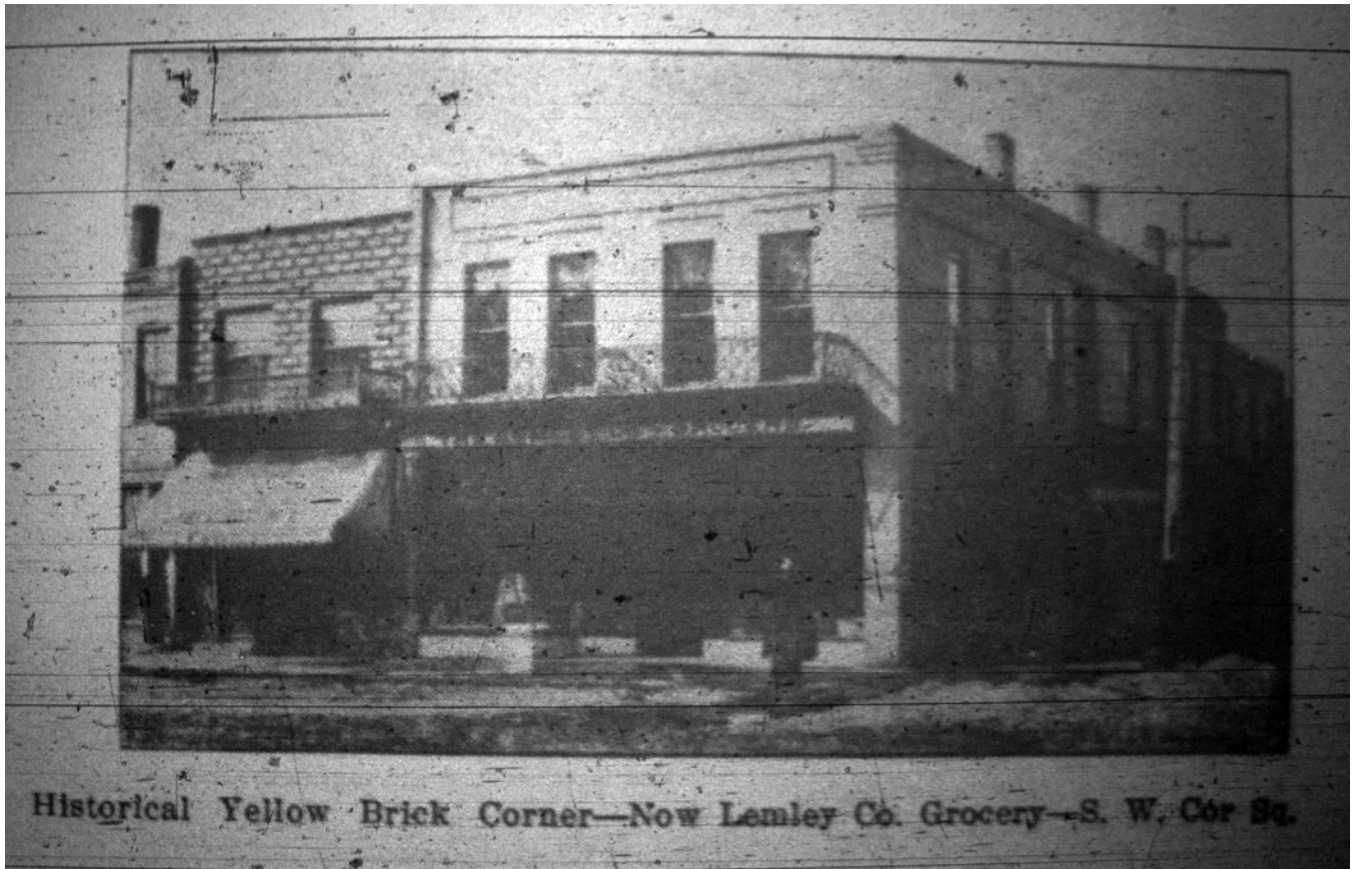
County

201 South Marion Ave

Washington

Address

City



1913 photograph of rusticated concrete block façade on 205 S. Marion and façade remodel of Lemley Grocery at 201-203 S. Marion (*Evening Journal*, April 26, 1913, 5)

Iowa Site Inventory Form Continuation Sheet

Page 10

Lemley Grocery

Name of Property

Washington

County

201 South Marion Ave

Address

Washington

City



Collage of photos of building in 1971 (Wagner 1971)

**Iowa Site Inventory Form
Continuation Sheet**

Page 11

Lemley Grocery

Name of Property

Washington

County

201 South Marion Ave

Address

Washington

City

Digital photographs



Photograph 92-00566-001 - East elevation, looking west (McCarley, September 20, 2011)

Iowa Site Inventory Form Continuation Sheet

Page 12

Lemley Grocery

Name of Property

Washington

County

201 South Marion Ave

Address

Washington

City



Photograph 92-00566-002 - North elevation, looking southwest (McCarley, September 20, 2011)

Iowa Site Inventory Form Continuation Sheet

Page 13

Lemley Grocery
Name of Property

Washington
County

201 South Marion Ave
Address

Washington
City



Photograph 92-00566-003 - North elevation, looking south (McCarley, September 20, 2011)