Site Inventory Form

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) 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)  Number of Resources within Property

☒ building(s)  If Non-Eligible Property

☐ district

☐ site

☐ structure

☐ object

If Eligible Property, enter number of:

Contributing  Noncontributing

Enter number of:

buildings  sites  structures  objects

Total

Name of related project report or multiple property study (Enter “N/A” if the property is not part of a multiple property examination). Title  Historical Architectural Data Base Number

6. Function or Use

Historic Functions (Enter categories from instructions)  Current Functions (Enter categories from instructions)

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

08A Asphalt

wells (visible material)  03: brick

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.
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
Other dates, including renovation c.1937

Significant Person

Architect/Builder
Architect
Builder

Narrative Statement of Significance

(SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED)

9. Major Bibliographical References
Bibliography

10. Geographic Data
UTM References (OPTIONAL)

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☐ See continuation sheet for additional UTM references or comments

11. Form Prepared By
name/title Stacy A. Nielsen, volunteer
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
1. Map: showing the property’s location in a town/city or township.
2. Site plan: showing position of buildings and structures on the site in relation to public road(s).
3. 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.

FOR CERTAIN KINDS OF PROPERTIES, INCLUDE THE FOLLOWING AS WELL
1. Farmstead & District: (List of structures and buildings, known or estimated year built, and contributing or noncontributing status)
2. Barn:
   a. A sketch of the frame/truss configuration in the form of drawing a typical middle bent of the barn.
   b. A photograph of the loft showing the frame configuration along one side.
   c. 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: __________________________
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
Food Store; late 1960s-1976 - Coast to Coast
204 W. Main: 1900s-10s - Eicher & Livingston - attorneys, 1921 - Eicher Livingston & Eicher, 1920s-30s -
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
Jeffrey Building
Name of Property: Jeffrey Building
Address: 101-103 North Marion Avenue
County: Washington
City: Washington

三间的同一面朝南，面向 W. Main St，立即紧挨着街角。当最近的翻新工作完成时，一个帆布遮阳篷被放在一楼的窗户上方。二楼有多扇窗户，而在南面有七扇不均匀间隔的窗户。二楼的窗户是一扇一窗的金属双开窗。在二楼的街角另一扇双开金属窗。

西面有一座一故事的扩建，看起来像是在后来用砖包覆的。

历史上，这个后部的功能是分开的。这个部分有独立的入口，窗户用调光玻璃窗替换。

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.

Jeffrey Building  Washington
Name of Property  County
101-103 North Marion Avenue  Washington
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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.


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.

Jeffrey Building  Washington
Name of Property  County
101-103 North Marion Avenue  Washington
Address  City

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 Physician), 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.


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.
Jeffrey Building Washington
Name of Property County
101-103 North Marion Avenue Washington Address City

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


Newspaper advertisements, various years/dates, on microfilm at Washington Public Library:
   Washington Evening Journal
   Washington Gazette
   Washington Press


Jeffrey Building
Name of Property

101-103 North Marion Avenue
Address

Washington
County
City

Location map

2009 aerial photograph (Washington County) – line indicates survey/research area boundary
Jeffrey Building
Name of Property
101-103 North Marion Avenue
Address
Washington
County

Building plan (from assessor’s website)
Jeffrey Building                              Washington
Name of Property                                      County

101-103 North Marion Avenue                              Washington
Address                                                 City

Historic images

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

101-103 North Marion Avenue  
Address  

Washington  
County  

Washington  
City  

Jeffrey Building

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Address  

City  

Building in 1971 (Wagner 1971).
Jeffrey Building  
Name of Property  

101-103 North Marion Avenue  
Address  

Washington  
County  

Washington  
City  

Digital photographs

Photograph 92-00575-001 - South and east elevations, looking northwest (McCarley, September 20, 2011).
Jeffrey Building
Name of Property

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County

Washington
City

Photograph 92-00575-002 - Detail on east elevation, looking west (McCarley, September 20, 2011).
Jeffrey Building  Washington
Name of Property  County

101-103 North Marion Avenue  Washington
Address  City

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