Site Inventory Form

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

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

(If Urban) Subdivision  Original Plat  Block(s)  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

<table>
<thead>
<tr>
<th>Category of Property</th>
<th>(Check only one box)</th>
<th>Number of Resources within Property</th>
</tr>
</thead>
<tbody>
<tr>
<td>☑ building(s)</td>
<td>If Non-Eligible Property</td>
<td>If Eligible Property, enter number of:</td>
</tr>
<tr>
<td>□ district</td>
<td>Enter number of: buildings</td>
<td>Contributing buildings</td>
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<tr>
<td>□ site</td>
<td>— buildings</td>
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<tr>
<td>□ structure</td>
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<td>— Total</td>
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</tbody>
</table>

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 / jewelery

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)

A  Yes  X  No  □ More Research Recommended  Property is associated with significant events.

B  Yes  X  No  □ More Research Recommended  Property is associated with the lives of significant persons.

C  Yes  X  No  □ More Research Recommended  Property has distinctive architectural characteristics.

D  Yes  □  No  □ More Research Recommended  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)


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


11. Form Prepared By
name/title  Mary Patterson, Chair
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
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 entry.
☐ Photos/illustrations without negatives are also in this site inventory file.

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:
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.
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 2nd 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 jewelry 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.
9. Major Bibliographical References


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.


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Location map

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

Name of Property: 104 S. Iowa Avenue

Address: 104 S. Iowa Avenue

City: Washington

County: Washington

Building plan (from assessor’s website)
Hayes Building
Name of Property
104 S. Iowa Avenue
Address

Washington
County

Washington
City

Historic images

East side of square, Washington, Iowa.

East side of square prior to 1912 (Patterson collection)
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East side of square in the 1910s (Patterson collection)
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**East side of square in late 1930s (Patterson collection)**
## Hayes Building

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*Building in 1971 (Wagner 1971)*
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Digital photographs

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