

# Site Inventory Form

State Historical Society of Iowa

(November 2005)

State Inventory No. 92-00611

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 Dr. William and Susan McClelland House

other names/site number Downtown Survey Map # DT- 148

## 2. Location

street & number 213 W. Washington Street

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) 3-roughly E 26' of N 81' plus

## 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)

01A02- Domestic / rowhouse

Current Functions (Enter categories from instructions)

01A01 – Domestic / residence

## 7. Description

Architectural Classification (Enter categories from instructions)

Materials (Enter categories from instructions)

foundation 04C- Limestone

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 213 W. Washington Street  
City Washington

Site Number 92-00611  
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  
1893  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 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

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<u>Dr. William and Susan McClelland House</u>	<u>Washington</u>
Name of Property	County
<u>213 W. Washington Street</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.*

**Dr. William and Susan McClelland House and Office - 213 W. Washington** - State #92-00611 - Map #69 ~ 1 contributing building (A) (rowhouse) - c.1893 - rowhouse - Late Italianate

Historic information:

- c.1855 - Dr. William McClelland bought Lot 3 - house/office on west half of lot shown in 1885 and 1892
- by 1897, this rowhouse built with brick veneer - other house remained on west half (demo c.1930 for garage) - Dr. William and Susan McClelland move to new house?
- 1902 - Dr. William McClelland died (age 88); 1915 - Susan McClelland died
- 1917-1927 - home of William W. and May McFarland (retired farmer) - tenant on first story
- 1930-1980s - Ray and Mabel Cox - Cox Motor Company at 217 W. Washington
- 2012 - residence

Architectural information:

- Height: 2 story
- Walls: brick
- Storefront: -
- Windows: 1/1 windows
- Architectural details: entry with transom, segmental arch windows, cornice with brackets
- Architect/Builder: -
- Modifications: -

## 7. Narrative Description

This two-story brick rowhouse sits on a slightly raised basement of limestone blocks. The foundation has one small window and three steps to the front entry. The first story has a entry with a transom window and two one-over-one-light double-hung windows. The second story has three one-over-one-light double-hung windows. The door and windows have a brick segmental arch lintels and stone sills. The building is crowned with a decorative metal cornice. The cornice has end brackets and is divided by six smaller brackets. Between each bracket is a decorative semi-circular motif. The first story of the west elevation shows evidence of first story windows with segmental arch lintels, filled in with brick likely when the automotive building to the west was constructed (prior to 1930). The second story wall appears to have been partially rebuilt, with some older window openings also visible within the original portion of the brick wall. This wall was re-exposed with the demolition of the adjacent building in 2011.

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## 8. Narrative Statement of Significance

The Dr. William and Susan McClelland House appear to contribute historically to the Washington Downtown Historic District. Dr. William McClelland is associated with the business/professional history of Washington, and later owner/resident Ray Cox was associated with the automotive business immediately to the west of this building historically.

The 1892 Sanborn map shows this section of the property as a vacant lot with an earlier dwelling on the west half of the lot. This dwelling clad in brick veneer is depicted on the 1897 Sanborn map. It is noted as a dwelling on the maps in 1902, 1909, 1917, 1931, and 1943. The first owner of Lot 3 noted in the transfer books is William McClelland. McClelland owned this lot until his death in the 1910s. The 1897 Sanborn map shows this dwelling (213) built to the curbline on the east portion of the property, and it is noted as clad in brick veneer. A second house (217) was setback on the west portion of the property, and it is noted as "tenant" on the 1902 map. Both are dwellings on the 1909 and 1917 maps. McClelland & Crowden, physicians, are noted in an ad on May 6, 1857 with their office and residence a few doors west of the southwest corner of the square. Dr. William McClelland was on the board that incorporated the Farmers' and Merchants' Bank of Washington in 1867, then replaced by the Washington National Bank in 1870. He was also on the board that started the Washington Academy in 1872. Dr. William and Clarissa McClelland moved to Washington in 1855. After Clarissa died in 1874, he married Susan Spence on November 8, 1877, of Lancaster, PA (Burrell 1909, Vol. 2: 296). By 1887, he had three living children from his first marriage, Elizabeth White (Washington), Clara Guthrie (Washington), and Margaret Vanatta (Colorado) (*Portrait and Biographical Album of Washington County* 1887: 590). The 1894 city directory lists William McClelland at 211 W. Washington, and this building (house/office) first appears here as 211 W. Washington on the 1897 Sanborn map. Thus, this rowhouse appears to have been built around 1893, and they appear to have moved here. The 1900 census lists William McClelland, physician, age 86, born on February 1814 in Pennsylvania. His wife, Susan S., age 68, was also born in Pennsylvania. She is noted as having borne no children. They had two boarders that lived with them, a school teacher and a journalist. Dr. William McClelland died on June 10, 1902. The 1903 city directory lists Susan McClelland at 213 W. Washington. Susan then died on March 9, 1915. Neither obituary included information on this property. The 1917 Sanborn map continues to show this brick veneer house and the earlier setback house on Lot 3.

On September 19, 1917, McClelland's administrator, W.A. White, sold Lot 3 to W.W. McFarland, who then also acquired the sliver of Lot 4 from White Way Garage Company on November 5, 1917. The White Way Garage, operated by Tucker & Eicher, was at 221 W. Washington on Lot 4, and it opened in 1915 (demolished in 2011). The 1920 census lists William W. McFarland, age 68, retired farmer, living at 213 1/2 W. Washington with wife May, age 58. At 213, Jennie Steele, age 69, widow, lived with her daughter Ethel Tillotson, age 36, sales lady at drug store. The 1926 telephone directory lists Miss Ethel Tillotson at 213 W. Washington. On July 30, 1927, W.W. McFarland sold Lot 3 to H.W. Raynor.

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On January 23, 1930, H.W. Raynor and wife sold Lot 3 to E.R. Cox. The 1931 Sanborn map shows this house at 213 W. Washington, and the house to the west at 217 W. Washington has been demolished and replaced with a garage with 20-car capacity (demolished in 2011). Ray Cox moved Cox Motor Company and Studebaker Garage to 217 W. Washington on March 1, 1930. The 1930 census lists E. Ray Cox, age 30, here with wife Mabel, age 31, and son R. Dean, age 7. Ray was the proprietor of an auto repair shop. The 1932 telephone directory lists E.R. Cox at 213 W. Washington, and he continued to be listed here with wife Mabel through the 1930s. The 1940 census notes that the home is valued at \$2,500. Ray Cox (age 40) lived here with wife Mabel (age 41) and son Dean (age 17). Ray is listed as a mechanic at a retail auto establishment. 1940s, and 1950s. They continued to be listed here in the 1964 city directory as well. Additional information on Cox Motor Company includes:

*Evening Journal* – Washington County Centennial Celebration – July 1936 - page 31 – Cox Motor Co – continuous auto service since 1915 – company established in 1924 – present garage in conjunction with Studebaker Garage just west of square on Washington established on March 1, 1930 – auto repair and service – Ray Cox

*Evening Journal* – Centennial Celebration – August 1939 - page 87 – Cox Motor Co – Studebaker Sales and Service – 15<sup>th</sup> year in business – Ray Cox – sales force – Bill Cox, Lou Bake, and Les Long – complete automobile repair department

*Washington Evening Journal*, 60<sup>th</sup> Anniversary Edition, February 27, 1953, page 93 – Cox Motor Company – 217 W. Washington – Studebakers

Ray and Mabel Cox continued to be listed here in the 1950s city directory, 1964 directory, and into the 1980s city directories. The Cox Motor Company building immediately to the west was demolished in 2011. The building continues to be used as a private residence.

## 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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Dr. William and Susan McClelland House

Washington

Name of Property

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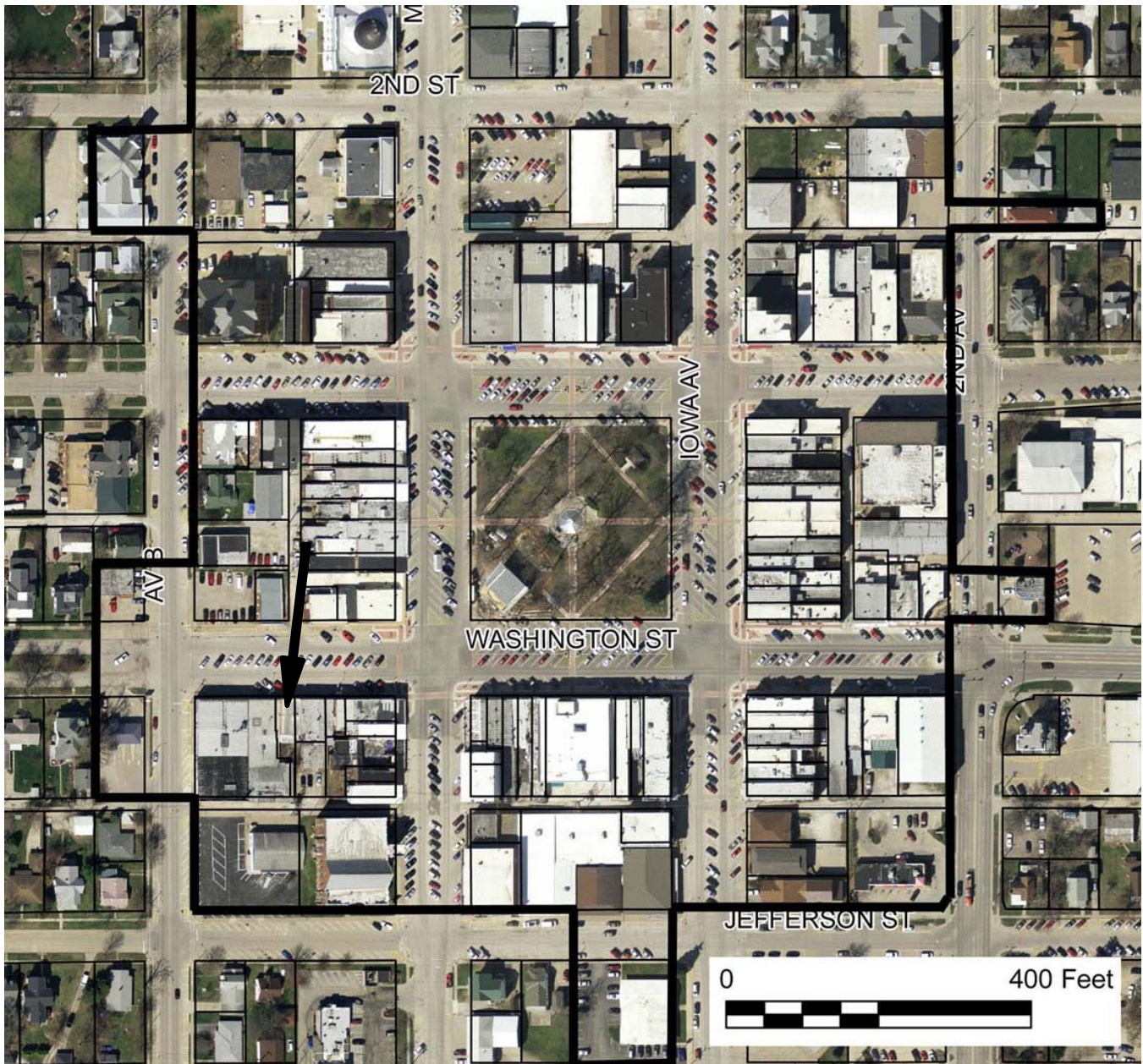
213 W. Washington Street

Washington

Address

City

## Location map



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

# Iowa Site Inventory Form Continuation Sheet

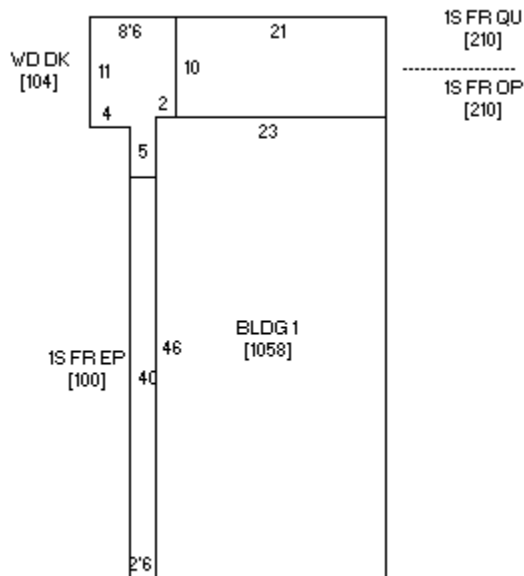
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### Building plan (from assessor's website)



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## Historic images



Building in 1971 (Wagner 1971)



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## Digital photographs



Photograph 92-00611-001 - North elevation, looking south (McCarley, September 20, 2011)

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Dr. William and Susan McClelland House

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Photograph 92-00611-002 - North and west elevations, looking southeast (McCarley, September 20, 2011)