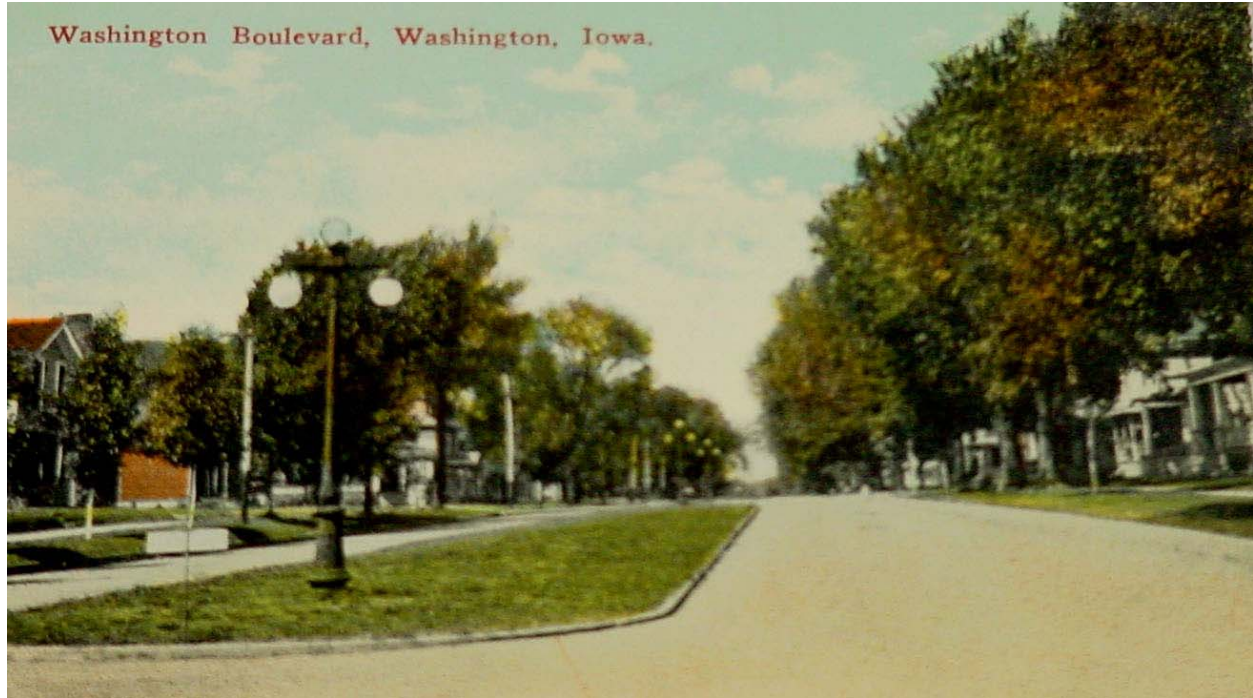


Intensive Level Survey of the Residential Neighborhood on the West Side of Washington, Washington County, Iowa



December 30, 2015

Prepared for:

City of Washington Historic Preservation Commission

Submitted by:



**Rebecca Lawin McCarley
SPARK Consulting
Davenport, IA
www.octaspark.com**

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**Rebecca Lawin McCarley
SPARK Consulting
17 Oak Lane
Davenport, IA 52803
563-324-9767
sparkconsulting@octaspark.com**

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City of Washington: Sandra Johnson, Mayor

Project Director: Mary Patterson

Local Commissioners: Mary Patterson, chair; Tim Johnson, Bryan Kendall, Michael Kramme, Carol Ray

Volunteers: Joanne Breen, Deb Dieleman, William Fairchild, John Greener, Cindy Guy, June Henderson, Sharon Hough, Dani Kane, Nancy Maguire, Courtney Murphy, Lisa Murphy, Carol Stull, Stacy Sturdevant, Barb Swift, Craig Swift

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I. Executive Summary

The intensive level historical and architectural survey of the residential neighborhood on the west side of Washington, Washington County, Iowa, is part of a phased program to identify, evaluate, register, and protect the cultural resources in Washington. It was recommended as a priority for an intensive level survey in *Planning for Preservation in Washington, Iowa*, which was completed in June 2009. This neighborhood is located immediately to the west of the Washington Downtown Historic District, focused on Central Park, the buildings around the square, and the buildings on the adjacent blocks. This residential survey area roughly extends along W. Main Street, W. Washington Boulevard, and W. Jefferson Street from S. Avenue B west to the west side of Sunset Park. These three streets extend into and along the north edge of Sunset Park, which continues to mark the western edge of development in Washington in this portion of town. This neighborhood contains approximately 15 blocks and land within Sunset Park, and it includes 149 properties and the resources within Sunset Park. This residential neighborhood was developed throughout the early history of Washington from the 1850s to 1870s, and then it was further developed and redeveloped with large homes from the 1880s to 1910s. By the 1910s, a number of smaller homes were again built within the neighborhood, primarily on vacant lots or subdivisions or larger lots, a trend that continued through the end of the 1960s.

The purpose of this survey was to evaluate the historic resources in this area for their eligibility for the National Register of Historic Places. The primary goal of the project was to evaluate a potential historic district and identify boundaries and contributing buildings. The buildings were evaluated for individual eligibility as well. Research was conducted to develop historic contexts related to the history of this neighborhood to evaluate the historic resources surveyed. The historic contexts focus on the residential history of Washington throughout the 19th century and into the 20th century through 1970, placing this neighborhood in Washington within the framework of the residential history of the community. The historic contexts assisted in the evaluation of the identified historic district and its resources.

The intensive level historical and architectural survey of the residential neighborhood on the west side of Washington comprises around 85 acres, including 39 acres in Sunset Park. A total of 149 properties were surveyed on approximately 15 residential blocks as part of this project within this area. These properties consist of 69 properties that were previously surveyed at some level, including three that were listed on the National Register of Historic Places (NRHP). Properties generally consisted of a house or a house and garage. Approximately 252 individual residential resources were included on the residential blocks in this survey area, including 140 houses and 49 garages/outbuildings constructed by 1970. Iowa Site Inventory forms were filled out for each property, including name, address, date, a narrative description, and a statement of significance. Digital photographs and maps were inserted on each form as well. Additionally, two Iowa Site Inventory forms were filled out for resources related to Sunset Park, one for the previously surveyed and listed log house in the park and a new one for the park as a whole. Through this survey, there appears to be an eligible West Side Residential Historic District that includes 148 surveyed properties on residential blocks with approximately 183 contributing resources and 68 non-contributing resources, plus Sunset Park and its resources. Outside of the identified historic district, there is one surveyed property, which is not eligible for listing on the NRHP.

II. Project Design and Objectives

The intensive level historical and architectural survey of the residential neighborhood on the west side of Washington, Washington County, Iowa, is part of a phased program of the City of Washington Historic Preservation Commission to identify, evaluate, register, and protect the cultural resources of Washington. In 2008-09, a Planning for Preservation study was completed. As a result of the project, this residential neighborhood on the west side of Washington was recommended with strong potential for a historic district.

This survey area roughly extends along W. Jefferson Street, W. Washington Boulevard, and W. Main Street and through Sunset Park, generally from S. Avenue B to the west side of Sunset Park. It includes the area immediately west of the Washington Downtown Historic District, listed on the National Register of Historic Places in 2013. These three streets extend into and along the north edge of Sunset Park, which continues to mark the western edge of development in Washington in this portion of town. This residential neighborhood contains 149 properties on approximately 15 blocks and the resources within Sunset Park. The buildings within this neighborhood are primarily residential, with a number of single-family owner-occupied houses and some large houses that have been divided into apartments or converted for another use. The purpose of the intensive level survey was to research and evaluate the historic resources in this area for their eligibility for listing on the National Register of Historic Places, either as a contributing building within a historic district or individually.

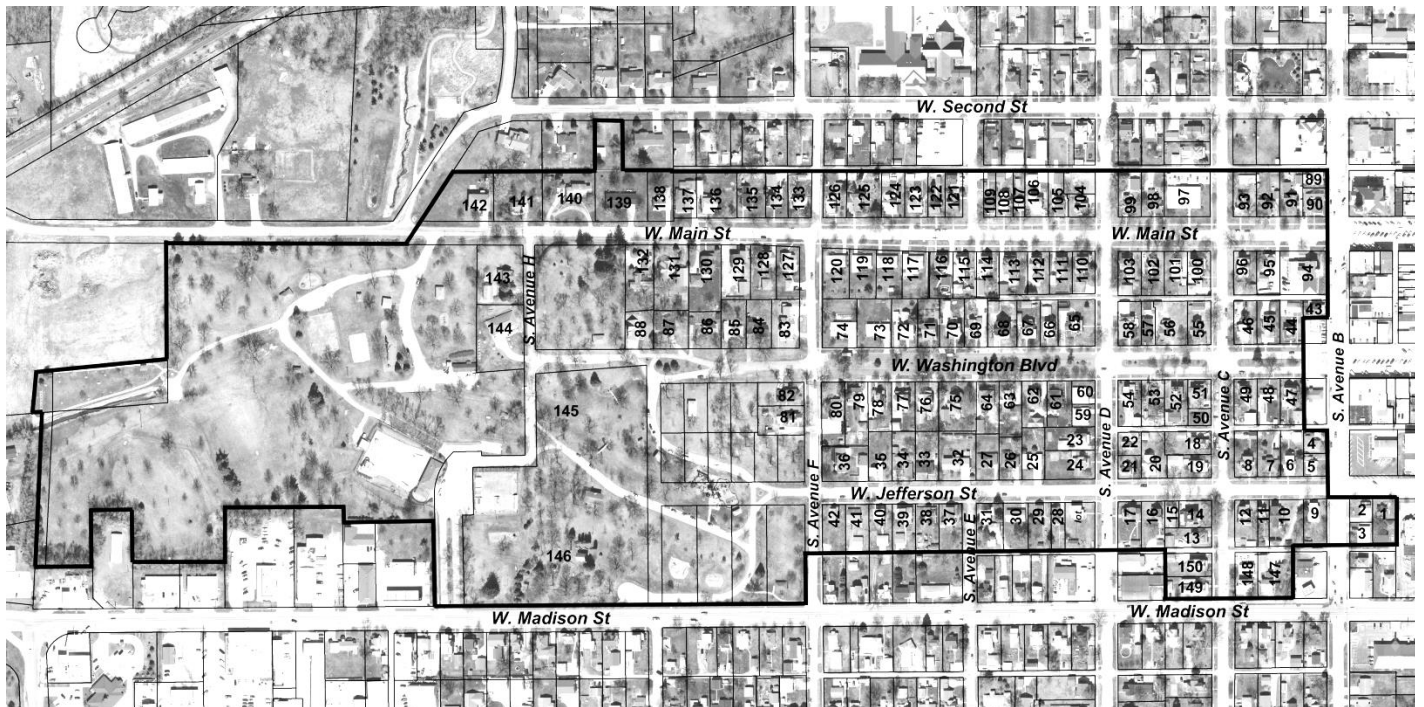


Figure 1. Map of the survey area in Washington.

Previous work in Washington

Historic preservation activities in Washington have been formally organized for about a decade. The City of Washington Historic Preservation Commission (Washington Historic Preservation Commission) was organized by local ordinance in the fall of 2005. They have been involved in various training activities, held annual events, and participated in local organizations and committees since this time. In spring 2008, the Washington Historic Preservation Commission received their first grant for preservation activities. This Certified Local Government (CLG) grant was used to complete the Planning for Preservation project for the City of Washington.

This Planning for Preservation study in 2008-2009 provided the Washington Historic Preservation Commission with an opportunity to identify historic resources in the community for future preservation projects, to identify historic contexts that represent significant aspects of the city's history and development, to discuss how historic preservation can work with economic development programs, and to prioritize future historic preservation projects. Public input was sought initially on future preservation activities during a public presentation and forum in September 2008 and continued to be sought through the presentation of the final report and recommendations in May 2009. The project was designed with a "hands-on" survey component for the Washington Historic Preservation Commission, as well as local interested residents, to gain practical experience in researching and documenting the history of historic buildings on an Iowa Site Inventory form. A survey boundary for the downtown area was identified by project consultant Rebecca Lawin McCarley, SPARK Consulting, Davenport. Through coordination with local project director Mary Patterson, the survey project was organized, and a training session was held by the consultant in October 2008. A total of 130 properties were included in the survey project. After the initial training, the research and survey efforts were supervised at the local level by Mary Patterson. Significant research on a number of properties was completed through this initial survey project. As a result of this project, four areas in Washington were recommended as high priorities for further survey and evaluation: the downtown, the west side residential neighborhood, the east side residential neighborhood, and the railroad corridor.

The Washington Historic Preservation Commission prioritized the downtown area for their next project, receiving a Historic Resource Development Program (HRDP) in June 2011 to survey and nominate the Washington Downtown Historic District to the National Register of Historic Places based on research and evaluation already completed. The project started in summer and fall of 2011 by finishing the survey and research of the individual downtown buildings and businesses. Volunteers completed research for this phase of the project, and information was documented on Iowa Site Inventory forms for each property. Project consultant Rebecca Lawin McCarley (SPARK Consulting, Davenport) trained volunteers, supervised this research effort, and edited the final Iowa Site Inventory forms. This research with additional contextual research on the commercial development of Washington were then utilized in the development of the National Register of Historic Places (NRHP) nomination for the Washington Downtown Historic District. This nomination was written in 2012, and the historic district was officially listed on the NRHP in May 2013. The Washington Downtown Historic District includes 118 buildings, consisting of 84 contributing buildings (including the courthouse previously listed on the National Register of Historic Places) and 34 non-contributing buildings (primarily historic buildings with later façade remodels). Additionally, one site (Central Park) and two objects (1931 Civil War monument, 1939 fountain) in Central Park are tabulated as contributing within

the district boundary, and one structure (rebuilt bandstand in Central Park) and one object (1976 monument in Central Park) are tabulated as non-contributing. Thus, there are 87 contributing and 36 non-contributing resources among the 123 resources in the historic district. The Washington Downtown Historic District is listed under Criterion A for its key role in the commercial history and development of Washington, Iowa, and under Criterion C for its excellent collection of local commercial architecture.

Following the completion of this project, the Washington Historic Preservation Commission selected the residential neighborhood on the west side of Washington for their next project. The commission applied for a Historic Resource Development Program (HRDP) grant in May 2013 for an intensive level historical and architectural survey project, and they did not receive funding. They then applied for a Certified Local Government (CLG) grant for the intensive level historical and architectural survey project in fall 2013, and they were not selected for this grant. Thus, they again applied for Historic Resource Development Program (HRDP) grant in May 2014 for an intensive level historical and architectural survey project for the residential neighborhood on the west side of Washington, and the project was funded. The results of this project are further outlined throughout this report.

In addition to the projects of the Washington Historic Preservation Commission, other types of historic preservation projects have involved historic resources in Washington. The earliest preservation projects in Washington occurred with the nomination of six properties to the National Register of Historic Places in the 1970s and three properties in the 1980s:

- Blair House - E. Washington St. and S. 2nd Ave. – 1973 - #92-00166
- Alexander Young Cabin – Sunset Park, W. Madison – 1973 - #92-00160
- Jonathan Clark Conger House - 903 E. Washington St. - 1974 - #92-00176
- Kurtz House - 305 S. Ave. C – 1977 - #92-00155
- Washington County Hospital – 400 E. Polk – 1977 (delisted in 2006) - #92-00193*
- Joseph Keck House - 504 W. Washington St. - 1978 - #92-00179
- Washington County Courthouse - N. B Ave. - 1981 (Courthouse MPD) - #92-00150
- Winfield Smouse House - 321 S. Iowa Ave. - 1983 - #92-00158
- Frank Stewart House - 603 W. Washington St. – 1987 - #92-00180

These early nominations are brief, typically consisting of a page for the narrative description and a page for the history and statement of significance. The nominations for the Frank Stewart House by William Page, Historian, and the Washington County Hospital by Ruth Viggers have some additional contextual information. This nomination work and time frame is typical for the early nomination efforts across Iowa and the country. Three of these properties are located within the residential blocks of this survey project (Kurtz House, Joseph Keck House, and Frank Stewart House) and the Alexander Young Cabin is located within Sunset Park within the survey area as well.

Over the last 20 years, three additional properties have been nominated to the National Register of Historic Places. The first was the Smith Wildman and Jennie (Hearne) Brookhart House, listed in 2005 (1203 East Washington, State #92-00464). This home is locally known as the United Presbyterian Home. An extensive nomination was prepared by Molly Myer Naumann, Consultant, in 2005. The nomination includes in-depth information on Smith Wildman Brookhart and the architecture of the house. Limited information is included on the historic

context of Washington. In 2013, the Washington Economic Development Group (WEDG) hired consultant Rebecca Lawin McCarley, SPARK Consulting, to research two properties and prepare Iowa Site Inventory forms: the McCleery Calendar Company (632 E. 3rd Street, State #92-00473) and the Baxter Coal Company (601 E. 3rd Street, State #92-00474). The properties were evaluated as eligible for listing on the National Register of Historic Places, and the WEDG again hired McCarley to develop the nominations in 2014. The McCleery Calendar Company and the Baxter Coal Company Historic District were the listed on the National Register of Historic Places in June 2015.

The majority of the properties previously surveyed in Washington are related to projects to comply with Section 106 of the National Historic Preservation Act of 1966. This section requires that federal undertakings (projects using federal funds or permits) identify and evaluate historic resources for their historic significance and evaluate the effect of the proposed undertaking on the significant historic resources. Types of projects that require Section 106 surveys include transportation projects, housing rehabilitation projects, and communications tower projects. Sites within an identified Area of Potential Effect (APE) are included within the survey for the project. The APE for a transportation project includes sites along a corridor to be improved while the APE for a housing rehabilitation project may only include the house itself.

The 14 properties surveyed in the 1980s related to various projects, including a Section 106 survey for a transportation project. Ten properties were surveyed in 1986 by the Department of Transportation as part of a widening project of East Washington Street from the 300 to 1100 block. None were found to be individually eligible, and it does not appear that a historic district was considered. The Chicago, Milwaukee, and St. Paul Depot (#92-00157; 428 N. Iowa) was evaluated for potential listing on the National Register of Historic Places in 1984, and the SHPO issued an opinion that it was eligible. However, nomination has not been pursued to date. The Main Post Office (1916, #92-00165; 115 N. Marion Ave) and Washington Free Public Library (1950, #92-00161; 120 E. Main Street) were both evaluated as not eligible in 1984 and 1989 respectively. The latter was not yet 50 years old at the time. Neither were evaluated within a potential downtown historic district, and both have now been listed as contributing within the Washington Downtown Historic District. Finally, the new construction of an apartment building was evaluated for possible impact in 1984 and assigned a survey number.

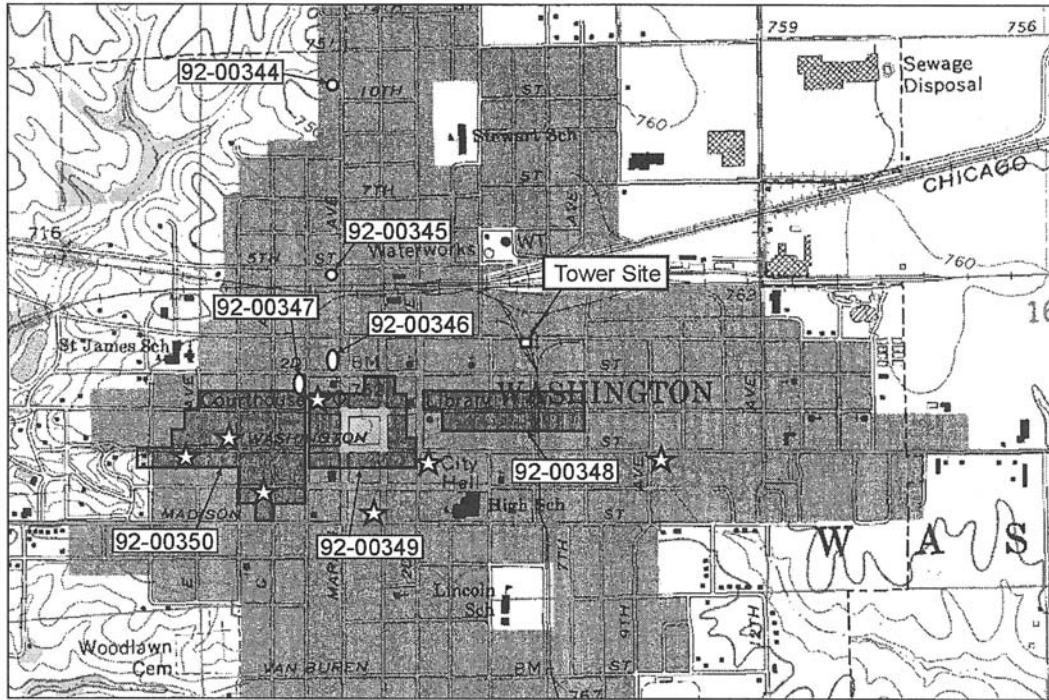
From 1994 to 2005, 39 properties were surveyed in Washington as part of housing rehabilitation projects. The majority of these properties were surveyed and evaluated by the East Central Iowa Council of Governments, based in Cedar Rapids. Individual survey forms were prepared for each property. Sue Canney, Tracey Mulcahy, and Amy Peterson were the primary surveyors. The survey forms prepared for these projects include only minimal information. Generally, no research was conducted on the history of the houses. The projects were evaluated as only impacting the individual house and the architecture was evaluated for potential individual significance. The overall neighborhood was not assessed for its potential as a historic district. No properties were evaluated as appearing eligible for the National Register of Historic Places. As these neighborhoods are further researched and surveyed, these properties will likely be included to further assess their historic significance as well as potential to contribute to any identified historic districts.

In 2000, a transportation project along Highway 1 on the west edge of Washington surveyed an additional 11 properties (Beedle, Peggy, The Louis Berger Group, Inc. Architectural Resource Survey of Iowa Highway 1, Johnson and Washington Counties STPN-1-4(38)-2J-92; 00-099; 2000). These properties are located west of the historic west boundary of Washington, and none were evaluated as eligible for the National Register of Historic Places. This survey area included the Green Meadows Addition, developed in the 1960s and thus not yet 50 years old at the time of the survey. One additional transportation project evaluated a garage at 545 E. Washington as not eligible, partially due to its move to the site at a later date, without apparently assigning a state number (A Phase II Historic Architectural Evaluation of 13-WS-51H Primary Roads Project F-92-9(54)--20-92 a.k.a. PIN 85-92020-1 Washington County, Iowa; Marlin R. Ingalls, Highway Archaeology Program, University of Iowa; 92-005; 1993).

In 2001, Peggy Beedle, architectural historian with The Louis Berger Group, undertook an architectural survey to comply with the Section 106 process for a proposed communications tower near 3rd Street and 6th Avenue, though the tower was not built and report not submitted. Overall, three historic districts (including 60 properties identified as contributing within the West Side Historic District that were assigned individual numbers) and four individual properties were newly identified as eligible. This was the first extensive survey in Washington to analyze the potential for historic districts in the community, and three potential historic districts were identified (Table 1, Figure 2). The Washington Commercial District centered on the square (Central Park), stretching to each side by one-half or a full block. It was evaluated as appearing to meet Criterion C for design and architecture as an excellent example of a small town square with a combination of public and private buildings. The East Side Historic District was identified as centered on Main Street from 2nd to 7th avenues. It was evaluated as appearing significant as an excellent example of a small town middle class neighborhood primarily built from 1902 to 1917. Finally, the West Side Historic District was identified as centering on West Washington Street between Avenue B and Avenue F, with the boundary including properties on West Main and West Jefferson streets. It was evaluated as appearing significant as an excellent example of a neighborhood of upper middle class housing, primarily built from 1894 to 1902 with the last lots developed by 1917. Thus, a site inventory number (92-00350) was first assigned for a portion of the residential neighborhood on the west side of Washington. Additionally, two churches, an industrial complex, and an individual house were identified as eligible for the National Register of Historic Places through this project.

Table 1. Properties evaluated as eligible in 2001 during tower survey.

Address	Name	Iowa Site #	Evaluator - year
	East Side Historic District	92-00348	Berger / SHPO- 2001
	Washington Commercial District	92-00349	Berger / SHPO- 2001
	West Side Historic District	92-00350	Berger / SHPO- 2001
N. Avenue B	Christian Church	92-00347	Berger / SHPO- 2001
N. Marion Ave	Methodist Episcopal Church	92-00346	Berger / SHPO- 2001
407 N. Marion Ave	Shields, John and Son (office, warehouse)	92-00345	Berger / SHPO- 2001
1011 N. Marion Ave	Todd, William, House	92-00344	Berger / SHPO- 2001



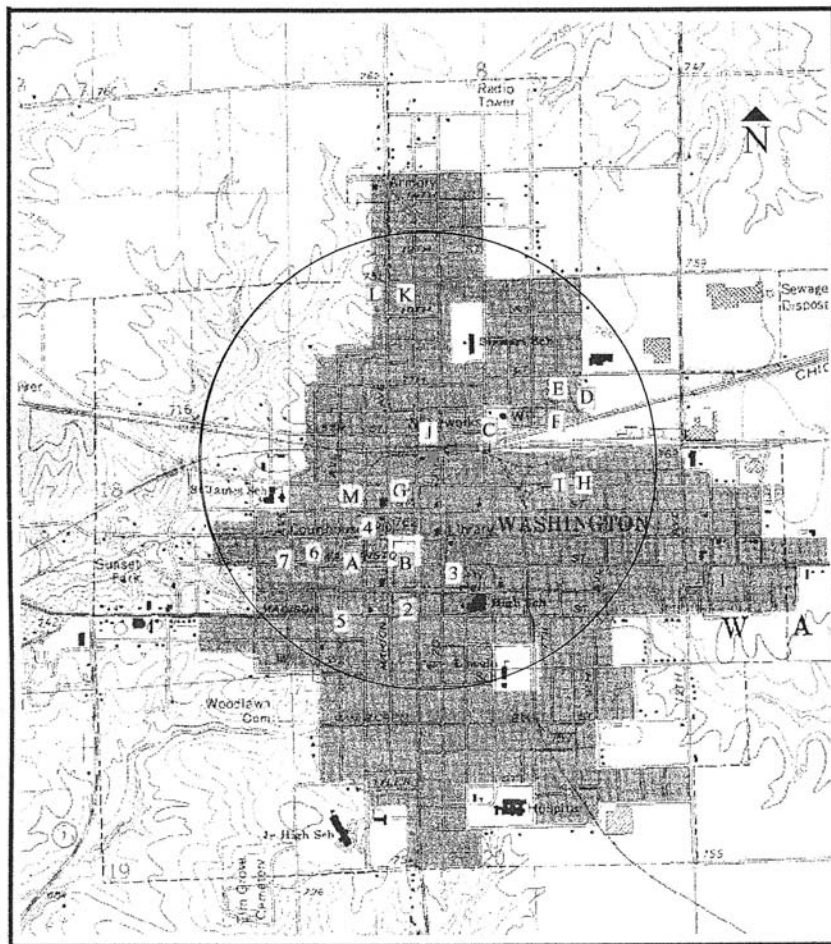
USGS, Washington, 1969, 7.5' Series.

Figure 2. Map of sites identified as eligible or listed in 2001 tower survey by Louis Berger Group.

In 2005, Alexa McDowell, architectural historian with AKAY Consulting, also undertook an architectural survey to comply with the Section 106 process for a proposed communications tower at 322 North Iowa Avenue (Phase I Historical and Architectural Resources Survey: Cellular Telecommunications Tower, 322 Iowa Ave North, Washington, Iowa; 92-001). A reconnaissance level survey was conducted of an area one-half mile around the proposed tower site to identify those properties with greatest potential for historic significance. Interestingly, she does not reference the 2001 surveyed properties by Beedle. Through this survey, two historic districts and 11 individual properties were evaluated as appearing eligible for the National Register of Historic Places (Table 2, Figure 3). Both historic districts overlap with those districts identified in the 2001 survey. The Washington Downtown Historic District is centered on the square, extending one-half block further south to Jefferson and one block further north to 3rd Street than the 2001 boundary. The Washington Street Historic District extends only along Washington Street from Avenue B to Avenue H – thus narrower and further west than the West Side Historic District identified in 2001. The report is basic, with no contextual information for the community. Due to the potential Adverse Effect from the proposed project, an addendum with viewshed simulations was submitted in 2005 as well. As part of the mitigation agreed to by the tower company and the State Historic Preservation Office, a historical and architectural context for the Downtown Historic District was completed by Alexa McDowell of AKAY Consulting for Trileaf in 2006-2007. This document relies heavily on the 2002 Multiple Property Document, *Iowa's Main Street Commercial Architecture*, by Jan Nash of Tallgrass Historians. It provides some additional information related specifically to Washington. The majority of the historic information dates to the period prior to 1909, with one map and two paragraphs covering the later years.

Table 2. Properties evaluated as eligible in 2005 during tower survey.

Address	Name	Iowa Site #	Evaluator - year	Map
	Washington Commercial District	92-00349	Berger / SHPO- 2001, AKAY / SHPO- 2001	B
	Washington Street Historic District	92-00466	AKAY / SHPO- 2005	A
308 W. 2nd St	House	92-00476	AKAY / SHPO- 2005	M
N. 4th Ave	Washington City Reservoir	92-00468	AKAY / SHPO- 2005	C
N. 6th Ave	Weigh Station	92-00474	AKAY / SHPO- 2005	I
618-620 N. 6th Ave	Office Building / Storage building/Garage	92-00470	AKAY / SHPO- 2005	E
E. 6th St	Building	92-00469	AKAY / SHPO- 2005	F
N. 7th Ave	McCleery Calendar Factory	92-00473	AKAY / SHPO- 2005	H
604 N. 7th Ave	Mills Seed Company Building	92-00471	AKAY / SHPO- 2005	D
428 N. Iowa	Chicago, Milwaukee, and St. Paul Depot	92-00157	SHPO – 1984, AKAY / SHPO- 2005	J
1011 N. Iowa Ave	Bean, Edward P. and Linda L., House	92-00475	AKAY / SHPO- 2005	K
407 N. Marion Ave	Storage Building / Office Building	92-00472	AKAY / SHPO- 2005	G
1011 N. Marion Ave	Todd, William, House	92-00344	Berger / SHPO - 2001, AKAY / SHPO- 2001	L



NOTE: The red "X" indicates the location of the proposed tower site. NRHP are numbered and Register eligible resources are lettered. All are keyed to the report text.

Figure 3. Map of sites identified as eligible or listed in 2005 tower survey by AKAY Consulting.

A recent survey of 23 Army reserve centers constructed between 1947 and 1963 in Iowa and three other states was conducted by the 89th Regional Readiness Command for compliance with Section 110 of the National Historic Preservation Act of 1966. These properties were evaluated within the context of the Cold War build-up of the Army Reserve. This report was submitted in February 2008, including a survey form for the Washington Memorial United States Army Reserve Training Center at 1411 N. Marion Avenue, Washington, Iowa. This property was originally constructed in 1961, with a large addition that tripled the building's capacity and quadrupled the size in 1977. This property was evaluated and found not to have sufficient integrity overall due to the large later addition for individual listing on the National Register of Historic Places at this time. As this addition becomes 50 years old, the property should be reevaluated for historic significance.

Survey objectives and structure

The intensive level historical and architectural survey of the residential neighborhood on the west side of Washington initiated the third project for the Washington Historic Preservation Commission and the first project structured as a formal intensive level survey project. The survey was designed to position the Washington Historic Preservation Commission and community to undertake a future nomination of historic properties, specifically a historic district, to the National Register of Historic Places (NRHP). The goal of this intensive level survey was to research and evaluate the historic resources in this area. Products of the survey include a survey report incorporating the components of a Multiple Property Documentation nomination (historic context/s and registration requirements), a summary of the survey results, and recommendations for future nomination of a historic district and/or individual properties. Additional products include an Iowa Site Inventory form filled out for each property in the survey area, including a narrative description, statement of significance, history of the property, location map, and photographs.

The Washington Historic Preservation Commission worked with a consultant (Rebecca Lawin McCarley) to undertake this intensive level historical and architectural survey of the residential neighborhood along W. Jefferson Street, W. Washington Boulevard, and W. Main Street and through Sunset Park, generally from S. Avenue B to the west side of Sunset Park. These three streets extend into and along the north edge of Sunset Park, which continues to mark the western edge of development in Washington in this portion of town. The neighborhood was recommended as one of the four priority survey areas in the *Planning for Preservation* study completed in June 2009, and it includes the area immediately west of the Washington Downtown Historic District, undertaken in 2011 as the first project after the planning study and listed on the National Register of Historic Places in 2013. This neighborhood contains 149 properties on approximately 15 blocks and the resources within Sunset Park. The majority of the properties are residential, consisting of a house or including a house and garage. One property is the school administration building, constructed in 1974 on the lot of the former high school converting to junior high school. The residential properties include 22 with houses built from 1856 to 1885, 54 with houses built from 1885 to 1909, 32 with houses built from 1910-1929, one with two houses built from 1930-1944, 30 with houses built from 1945 to 1970, and nine with houses built since 1970. This area also contains the School Administration Building built in 1974 and resources in Sunset Park, including the Alexander and Mary Young Log House moved into the park in

1912. The purpose of this survey was to evaluate these historic resources for their eligibility for the National Register of Historic Places as individual buildings and as contributing buildings in a historic district.

In addition to the survey work, historic contexts were developed and included in the survey report. These historic contexts include *Residential Development during the Railroad Era (1850-1885)*, *Residential Development at the Turn of the Century (1885-1910)*, *Residential Development in the First Half of the 20th century (1910-1945)*, and *Residential Development in the Post War Period (1945-1970)*. Property types include primarily residential resources, with some religious, educational, commercial, and recreational resources as well. These historic contexts assisted in the evaluation of the identified resources.

Methodology

The methodology for this intensive level historical and architectural survey of the residential neighborhood on the west side of Washington included a combination of field survey and archival research. Guidelines for this survey work were provided by the Secretary of the Interior's *Standards for Identification and Evaluation* as published on pages 44720-44726 of the *Federal Register* of September 19, 1983 and *Guidelines for Local Surveys: A Basis for Preservation Planning*, Bulletin #24 (National Park Service 1985). The work for this project was divided between an architectural historian consultant (Rebecca Lawin McCarley) serving as Principal Investigator and the City of Washington Historic Preservation Commission (WHPC) and their volunteers. The primary responsibility of the consultant was project supervision, research and development of the survey report, and compilation of the Iowa Site Inventory forms. The report includes the main components of a Multiple Property Documentation form. The consultant trained volunteers to research the history of each historic resource in the neighborhood and record architectural information. The WHPC and additional volunteers conducted the majority of the research for the Iowa Site Inventory forms, as well as assisting in research for the historic context as needed. The consultant prepared the draft and final survey reports, including the historic contexts, survey results, mapping, and recommendations, and assembled the final survey forms for submission.

The project began with a windshield survey of the survey area to identify resources within the preliminary boundary included in the grant application and assess if the boundary was appropriate. The windshield survey identified four properties along S. Avenue C immediately south of the survey boundary that appeared related to the neighborhood development, and the boundary was expanded to include these properties. The identified properties were entered into a project database by the consultant. The survey area was divided into 14 sections, with seven to sixteen properties per section. Folders were prepared for each property in the survey area. The consultant trained the WHPC and volunteers on research and documentation techniques, utilization of library resources, and completing draft Iowa Site Inventory forms for each property. At the same time, the consultant developed the historic contexts for the project. The consultant then edited the Site Inventory Forms using this research, completed evaluations of each resource based on the research and historic contexts developed during this project, and inserted photographs. Research for the historic context and each historic building utilized local, county, and state resources. These resources include, but are not limited to, city directories,

property ownership records, Sanborn fire insurance maps, other historic maps and aerial views, county and local histories, newspapers, previous survey reports, and historic photographs. Research into historic photographs and postcards documented the historic appearance of the individual resources as well as the neighborhood.

The WHPC and volunteers also completed the photographs of all the historic resources within the survey area. The digital photograph standards were utilized, with photographs coordinated to be taken at the same resolution among multiple volunteers. Volunteers utilized photograph logs during the field work, and the digital image files were renamed to the state digital naming conventions. Digital photographs were inserted onto the Iowa Site Inventory forms and printed in this manner. Photographs were also submitted to the SHPO and WHPC on disk.

The timeline for the project extended approximately 18 months, from July 2014 to December 2015. The initial months included the project start and research on the properties. Photography was completed primarily in December 2014, providing better views of the buildings without leaves on trees. Research on individual properties was completed by the WHPC from fall 2014 to spring 2015, and they documented this information on draft Iowa Site Inventory forms for each property that were emailed to the consultant in March to July 2015. Iowa Site Inventory forms were then reviewed and completed by the consultant from May 2015 to August 2015, and research was completed for the survey report. The draft survey report was then developed in September 2015, followed by review by SHPO and the WHPC, revisions to the report and forms as needed, and the final products submitted in December 2015.

Overview of survey results and products

As a result of this intensive level historical and architectural survey of the residential neighborhood on the west side of Washington, a total of 149 properties were surveyed as well as resources in Sunset Park. Properties typically consist of a house or a house and garage. One new house was constructed on a vacant lot (previously demolished house) during the course of the project. One school property was also identified in the survey area. Approximately 253 individual resources were surveyed on the residential blocks, including 140 houses and 50 garages/outbuildings constructed by 1970. Iowa Site Inventory forms were filled out for each property, including name, date, address, a narrative description, a statement of significance, map, and inserted digital photograph. A survey area map was created to show the location of all the buildings identified during this survey. Each property was evaluated for its potential individual eligibility for the National Register of Historic Places and for its potential to contribute to a historic district. Through this survey, there appears to be an eligible West Side Residential Historic District that includes 148 surveyed residential properties with approximately 183 contributing resources and 58 non-contributing resources, plus Sunset Park and its resources. Outside of the contributing resources in this identified historic district, there is one surveyed property, a house built in 2004 and not eligible for listing on the National Register of Historic Places.

Through this intensive survey project, this survey report was developed that includes elements of a Multiple Property Document (MPD) nomination form with an introduction, discussion of the historic contexts and property types, survey results, and recommendations. Additionally, an Iowa Site Inventory form was created for each property, as noted above. One set of the survey

forms, as well as the survey report, was submitted to the State Historic Preservation Office (SHPO). The other set of survey forms and additional copies of the survey report were retained in Washington. It is anticipated these products of this intensive level survey will be stored at City Hall. Copies of the survey report will also be placed in the Washington Public Library and with the Washington County Historical Society. The Washington Public Library will also host electronic copies of the survey report and site inventory forms on their website. This will provide for public access under controlled conditions, and the information will be readily available for community planning and economic development purposes.

Finally, the next phase of this project is recommended to be the nomination to the National Register of Historic Places for the historic district identified as likely eligible in *Section V: Survey Results*. Further recommendations are summarized in *Section VI: Recommendations*.

III. Historic Contexts and Associated Property Types

Historic contexts have not been previously developed for Washington in general. Over the course of the development of the Washington Downtown Historic District nomination, five historic contexts were written related to the commercial development of Washington: *Early Growth and Railroad Development, 1839-1880*; *Commercial Growth and Community Maturation, 1880-1900*; *Industrial development and commercial growth, 1900-1919*; *Automotive age and commercial strength, 1920-1944*; and *Commercial Development in the middle of the 20th Century, 1945-1966*. The historic contexts have themes that echo throughout the development of the remainder of the community, though do not specifically address development outside of the downtown. Thus, four historic contexts were identified for the residential development of Washington and developed for this project: *Residential Development during the Railroad Era (c.1850-1885)*, *Residential Development at the Turn of the Century (1885-1910)*, *Residential Development in the First Half of the 20th century (1910-1945)*, and *Residential Development in the Post War Period (1945-1970)*. While the contexts address residential development in Washington in general, most specific information is known about the west side neighborhood at this point, which has been included in the historic contexts for this survey report. These historic contexts may be further updated and revised as additional survey work is undertaken in other neighborhoods in Washington.

Residential Development during the Railroad Era: 1850-1885

The period of early growth and development in Washington is marked by the early settlement and growth of the community as the county seat from 1839 through the early 1850s. While a number of log and early frame buildings were constructed during these years, few of them remain. The majority of the earliest extant houses date to the second half of the 1850s when the railroad spurred additional development. The themes of growth related to Washington's position as the county seat of Washington County and development as a result of railroads are strong throughout this period from 1850 to 1885. The development of Washington in the 1850s and into the early 1860s is directly related to the arrival of the Missouri and Mississippi Railroad (later the Chicago, Rock Island, and Pacific), and the continued development after the Civil War and into the first part of the 1880s is related to further railroad expansion. Speculation on the arrival of the railroad in the middle of the 1850s led to the development of new businesses and plats filed for new additions and subdivisions of land. Economic activity continued to be strong in Washington with the arrival of the railroad in 1858 and its position at the end of line through the 1860s. The population of Washington grew from an estimated 200 in 1846 to an estimated 1,200 in 1857 and to a recorded 2,575 in 1870. This community development continued into the early 1870s before waning with poor national economic conditions and lessened impact of the then evolved Chicago, Rock Island, and Pacific Railroad continuing on to points to the west. However, a new resurgence began in the late 1870s with the arrival of additional railroad lines that continued into the early 1880s. The population of Washington reached 2,949 in 1880, reporting continued growth in this period. Residences built throughout this period evolved from simple side gable or front gable houses to more stylish Gothic Revival, Second Empire, and

Italianate residences, with elements of these styles then also added to simpler forms. These residential styles continued to be built into the early 1880s in Washington.

Early Growth and the Arrival of the Railroad, 1850-1865

Washington County was organized over a series of acts in 1838 and 1839, during the early formation of counties in Iowa. A location on the land of Nathan Baker near the center of the county was selected for the county seat. On June 13, 1839, the location was confirmed, and the new town was named Washington. The town consisted of 25 blocks with a central square, a traditional town layout (Figure 4). I.M. Snyder surveyed the town, with eight 66 by 132 lots on each block. Alleys bisected the middle of the blocks east to west, with the exception of the block to the east and west of the central square. The streets around the square were reserved at a wide 99 foot width, with remaining streets measuring 66 feet. The first town lots were sold at auction in August 1839, followed by official land sales in 1840. The first log buildings, both for commercial and residential purposes, were constructed to the southwest and southeast of the square.¹ The early growth of Washington over the next two decades followed the typical pattern of a county seat. The first courthouse was built in 1841, followed by a larger courthouse in the central square in 1845-47. A county jail was built in 1842. A cabinet maker and carpenter, Joseph Keck, arrived in 1843, and other early carpenters also moved to Washington. Baptist, Methodist Episcopal, Associate Reformed (later United Presbyterian), and Presbyterian churches were organized.² Per J.B. Newhall's *A Glimpse of Iowa in 1846*: Washington was "pleasantly situated, on the margin of a beautiful prairie" and had "a population of upwards of two hundred inhabitants; several stores, hotels, schools, religious denominations, etc."³ Early houses in Washington were typically simple side gable or front gable buildings, with little ornamentation.

By the early 1850s, the construction of railroads was a dominant topic of conversation throughout Illinois and the eastern half of Iowa. The Chicago and Rock Island Railroad began construction in Chicago in October 1851, and the first trains reached Joliet to the southwest of Chicago in October 1852. Construction continued west through 1853, and the railroad reached Rock Island in February 1854, becoming the first railroad to connect Chicago with the Mississippi River. Plans for construction for the Mississippi and Missouri Railroad on the Iowa side started in 1853, with the first section completed from Davenport to Muscatine in November 1855. A bridge over the Mississippi River to connect Rock Island and Davenport was then completed in April 1856. Towns throughout Iowa made plans for railroad lines to continue to the west, south, and north of this point.

Efforts to attract the railroad to Washington County and through Washington started in the early 1850s. A bond issue to subscribe stock to a railroad passed in 1853 with the initial railroad failing to come to fruition and the stock subscribed in 1854 to the Mississippi and Missouri Railroad instead.⁴ Business growth and community improvements then followed. The first

¹ *History of Washington County* 1880: 345-346, 541; Burrell 1909, Vol. 1: 81-84, 109, 171; "Records of 100 Years Ago Show Washington had Small Beginning," Centennial Edition, *Evening Journal*, August 1939, 3

² *History of Washington County* 1880: 387, 398, 562; *Portrait and Biographical Album of Washington County* 1887: 649-650; Burrell 1909, Vol. 1: 119-125

³ Newhall 1846: 36

⁴ *Portrait and Biographical Album of Washington County* 1887: 654; Fisher 1978: 203

Original Plat of Washington, Iowa

(According to a survey made June 17, 1839, by I. M. Snyder)

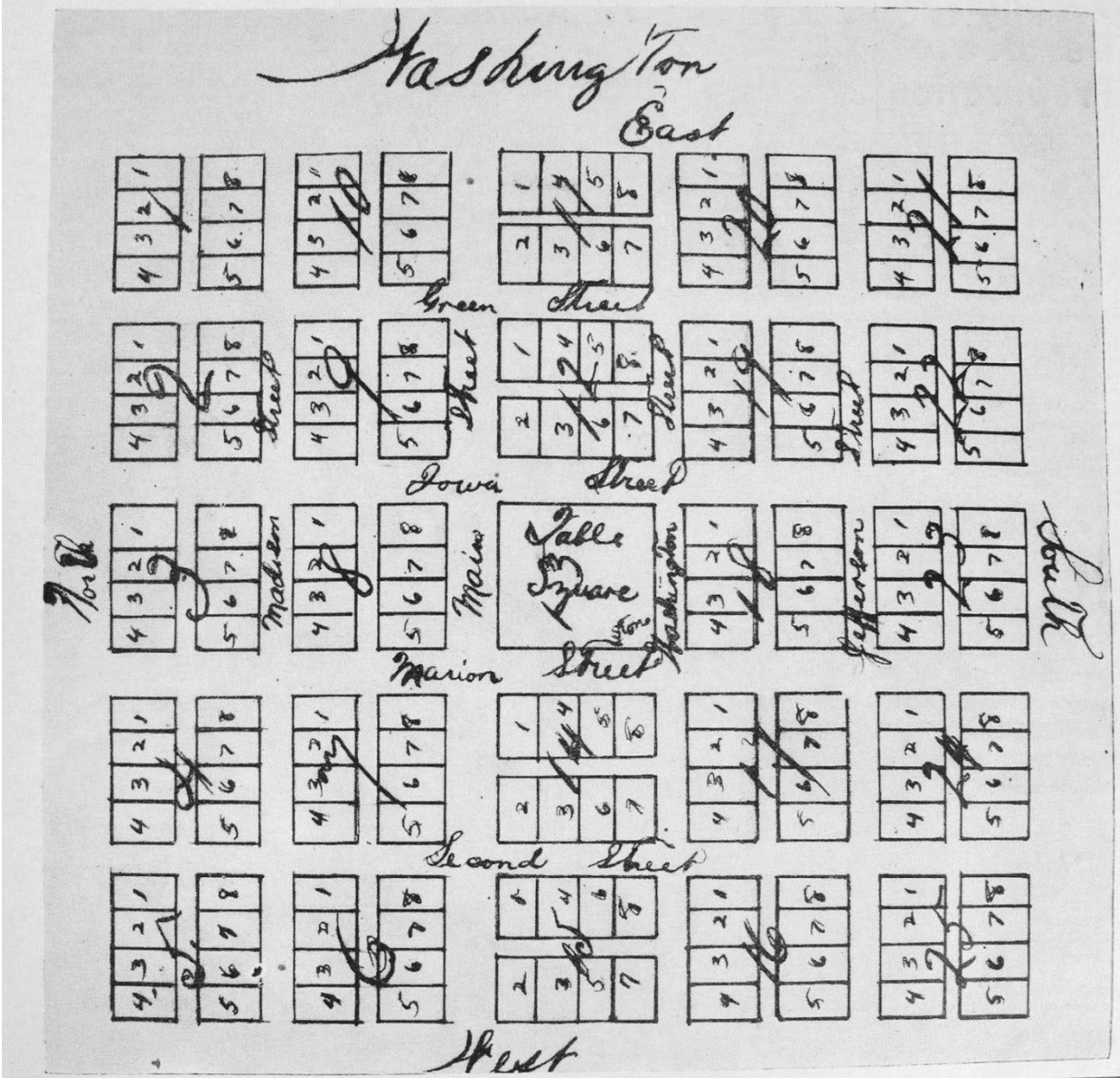


Figure 4. Original Town plat as printed in the *Evening Journal* in August 1939.⁵

North is located to the left, with Second Street now Avenue B and West Street now Avenue C

⁵ Centennial Edition, *Evening Journal*, August 1939, 3

newspaper started in Washington in 1854, the *Argus*, which became the *Washington Press* on April 9, 1856.⁶ The prospect of the railroad led to Norman Everson opening the first bank on the northwest corner of the square on June 1, 1855. The bank was successful for several years before evolving into the State Bank.⁷ An attempt to incorporate Washington had passed in 1852 and then the charter had a technical issue, and the town reverted to unincorporated status. A second effort was then made in 1855 and then failed for improper procedures.⁸ The *Buris City Commercial and Reporter* carried an article on Washington in 1856 that noted the community had grown to around 1,200 residents, and it was projected to build around 140 buildings this year. In 1880, it was noted that many houses and many of the brick business blocks that were then used had been built in the great building boom of 1855-56, anticipating the arrival of the railroad.⁹ The *Washington Press* reported on April 23, 1856 that the population of Washington had reached nearly 1,200, a marked increase over the estimated 200 in 1846. The town boasted four churches, two hotels, nine dry goods stores, one hardware store, three stove and tin shops, two drug stores, four blacksmith shops, four wagon and carriage manufacturers, one boot and shoe shop, one saddle and harness shop, two furniture stores, one cabinet shop, one steam boiler manufacturer (with foundry and machine shop), one steam flouring mill, one steam saw mill, one steam carding and fulling mill, two sash and door manufacturers, four tailors, and two milliners, seven ministers, seven physicians, and four lawyers.¹⁰

The residential development through this period focused on the blocks within the original town plat and new additions that were platted (Table 3, Figure 4). To accommodate the boom of 1855-56, several new plats were filed, expanding the platted area for the town of Washington to more than five times the size of the original plat. The initial "Addition to Washington" from 1840 had added five blocks along the west side of the original plat, spanning from First Street (now Avenue C) to Jackson Street (now Avenue D), subdividing out lots on the perimeter of the original core 25 blocks. Corbin's Subdivision on the east side likewise platted lots in out lots on the perimeter of the core original town in January 1855. On the south side, Dr. William H. Rousseau's addition and Mrs. Orr's subdivision also platted lots within the southern out lots in 1856, with the out lots between these plats better organized by an assessor's plat in 1873. Likely out lots to the west/southwest of the original "Addition" were replatted by an assessor's plat in 1873. The first actual new addition to Washington, incorporating additional land, appears to have been East Washington, platted by James Dawson in 1855. This addition incorporates platted blocks on either side of E. Jefferson from S. 3rd Avenue to S. 9th Avenue, with out lots south to the section line (later platted as subdivisions). The east end was also platted as large out lots, with a section then immediately platted as Ewing's Subdivision. Three subdivisions of out lots in the southern part of East Washington were then platted over the next two years, starting with David Crandall's Addition (out lots 9-10) in 1856 at the southeast corner of town and East Washington, William McGaughey's Subdivision (east half of out lot 11) to the west in 1857, and S.M. Cox's Subdivision to its west in 1857 (west half of out lot 11).

⁶ *Portrait and Biographical Album of Washington County* 1887: 656-57; Burrell 1909, Vol. 1: 313

⁷ *History of Washington County, Iowa* 1880: 548; Burrell 1909, Vol. 1: 368

⁸ *History of Washington County* 1880: 544; Burrell 1909, Vol. 1: 172

⁹ *History of Washington County* 1880: 547-48

¹⁰ *Washington Press*, April 23, 1856, 2

Four additions to Washington were then platted in 1856 and two were platted in 1857, none of which would be fully developed for decades in the future. Directly east of Corbin’s Subdivision and north of East Washington, George W. Thompson, Sr. platted Northeast Addition, located from E. Washington Street north to E. 3rd Street and from 4th Ave east to 7th Ave. J. H. Wilson, A. N. Killer and R. B. McMillen then platted South Washington, south of the section line and the original town out lots from S. Iowa Ave west to Jackson Ave (now S. Avenue D). These were primarily large out lots, leading to various subdivisions in this area as the town eventually grew that direction. The first was Miller’s Addition in 1856 on the north section of South Washington, on either side of S. Avenue B (then 2nd Street). Though paralleling “East Washington” on the opposite side of the original town plat, Alfred T. Burris named his addition “Southwest Washington” in June 1856, likewise spanning from W. Washington south to the section line (W. Adams Street) and for two blocks west from S. Avenue E. The northeast corner of this addition

Table 3. Plats filed in Washington from 1839 to 1865

Date	Plat name (addition, if subdivision)	Part of town	Plat reference
1839	Original Plat	center	
1840	Addition to Washington	west	Old Book 01: 44
1855-01-20	Corbin's Subdivision of Out Lot 14 (Original Plat)	east	Town Lot A: 067
1855-11-27	East Washington	east	Town Lot A: 076
1855-07-05	Ewing's Subdivision (East Washington - Out Lots 1-2)	east	Town Lot A: 198
1856-04-25	Northeast Addition	east	Town Lot A: 186
1856-05-14	South Washington	south	Town Lot A: 224
1856-04-19	Miller's Addition to South Washington	south	Town Lot A: 360
1856-06-10	Southwest Washington	southwest	Town Lot A: 234
1856-06-21	Original Plat - Rousseau's Addition (Out Lot 9)	south	Town Lot A: 337
1856-07-10	Crandall's Addition (East Washington - Out lots 9-10)	southeast	Town Lot A: 270, 379
1856-11-10	Addition to Southwest Washington	southwest	Town Lot A: 380
1856-12-09	Original Plat - Orr's Subdivision of Out Lots 6-7	south	Town Lot A: 388
1857-03-07	McGaughey's Subdivision (East Washington - E 1/2 OL 11)	southeast	Town Lot A: 503
1857-04-04	Conger's Addition (East Washington)	far southeast	Town Lot A: 535
1857-04-15	Wilson's Addition (Addition to South Washington)	south	Town Lot B: 408
1857-10-19	Cox's Subdivision (East Washington - W 1/2 OL 11)	southeast	Town Lot B: 122
1860-11-01	Western Addition	west	Town Lot A: 176

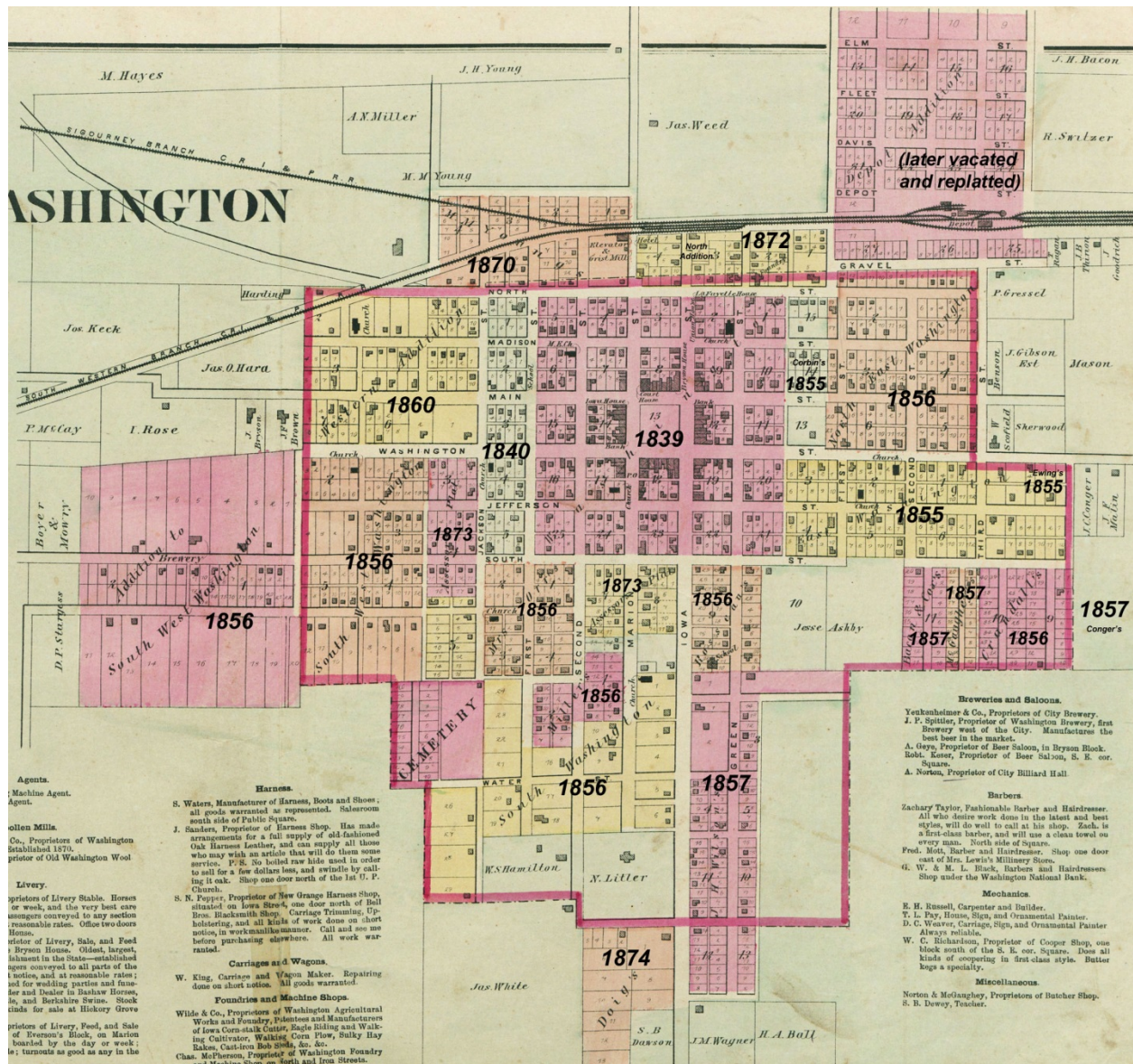


Figure 5. Dates of plats from 1839 to 1873 overlaid on 1874 map of Washington (Harrison & Warner 1874: 22-23; McCarley 2015).

would later be donated as part of Sunset Park in the early 20th century. Anticipating greater immediate growth for Washington, Burris then laid out his Addition to Southwest Washington in November 1856, twice as large as Southeast Washington. The northern part of this addition has been incorporated into Sunset Park from the early to middle of the 20th century, and the section along Brighton Boulevard (now W. Madison) continues to incorporate the majority of the western strip development in Washington. Parallel on the southeast side, J. O. Conger platted Conger's Addition east of Crandall's Addition (southeast corner of East Washington), which remained outside city limits in the 1870s. Then, south for about four blocks along S. Green (now S. 2nd Ave) on the east side of South Washington, Wilson's Addition was platted in 1857. One last addition was then platted for Washington prior to the Civil War. Though paralleling "Northeast Washington" on the east side but to the west side of the original town plat, Joseph

Keck and several other property owners platted “Western Addition” in 1860 from W. Washington north to North Street (now W. 3rd St) and for three blocks west from Jackson St (now Avenue D), incorporating his residence and personal property at the southeast corner of the addition.

While the prospects were good and speculative interest high, the actuality of the railroad had yet to be realized. An additional \$100,000 was approved in bonds in December 1856 to insure that the railroad continued its march to Washington from Muscatine, with the condition that it be completed by December 1, 1857. However, the Missouri and Mississippi Railroad did not reach Washington by this date, and they asked for an additional \$100,000 in stock. It was approved in April 1858 with several conditions, including full payment being held until construction progress was sufficient to Washington, a depot within a half mile of the courthouse on the square, and completion to Washington by September 1, 1858. Though the legalities and logistics of the final terms would be debated and revisited for several years, the Missouri and Mississippi Railroad did arrive in Washington in time for a large community celebration dinner on September 1, 1858. An estimated 10,000 people were in attendance, with people on 13 passenger cars arriving in town and being escorted from the tracks three blocks to the north to the town square.¹¹

Historians as early as 1880 and 1909 describe the following decade in Washington as a period of extreme prosperity. The timing of the arrival of the railroad was fortuitous as it coincided with the Panic of 1857 that had an impact on many communities. As a result, Washington quickly recovered and grew significantly through this period. With Washington as the terminus for the Missouri and Mississippi Railroad from Rock Island, the town quickly became the trading and shipping point for a region 60 miles to the south and west of town. Farmers hauled products to Washington, sold and shipped their goods, and frequented the local stores before returning home.¹² As H.A. Burrell wrote in 1909: “Each wagon that came in, loaded to the guards, took back groceries, dry goods, hardware, boots and shoes; business houses multiplied; stores were thronged nearly all night, after the men had unloaded. This kept up till the railroad pushed on west and southwest...”¹³ The impact of this commercial activity in Washington was the construction of commercial, residential, and industrial buildings throughout the town. The construction around the square had shifted to the “second generation” model of substantial brick buildings. Burrell wrote in 1909: “The building in '55 and '56 was astonishing; the brick blocks were nearly all erected in that golden age.”¹⁴

Only a handful of antebellum residences have been identified in Washington. As noted, the earliest residences in Washington were simple log structures, with frame structures then also built in the 1840s and prevalent throughout the 1850s. Log cabins followed types from other areas of the country, usually a one-room or two-room building with stone chimney and gable roof with wood shakes. By the early 20th century, remaining log cabins or log houses were rare, and the Alexander and Mary Young Log House in Cedar Township was donated to the Daughters of American Revolution (D.A.R.) and moved to Sunset Park on the west side of

¹¹ Burrell 1909, Vol. 1: 211-214; *Portrait and Biographical Album of Washington County* 1887: 651, 654; Fisher 1978: 203-205

¹² *History of Washington County* 1880: 542

¹³ Burrell 1909: 172

¹⁴ Burrell 1909: 175

Washington in 1912 to preserve an example of this early residential type (Survey #WS-146; Iowa #92-00160). Early frame houses dating to the 1840s or 1850s still extant in Washington have largely been moved from their original sites as well, with original construction closer to the town square and later commercial or residential development resulting in the older home moved to a less desirable location. Though some may have incorporated simple elements of the Greek Revival style, most were vernacular dwellings. The typical form was a simple one-and-one-half-story, side-gable house, known throughout the country as a Cape Cod house. Gable-roof dormers may have provided windows for the upper story loft, and the first story was usually divided into two rooms. Other homes by the 1850s were a full two stories, known as an I-house. These houses followed a similar side-gable format with an interior two-room plan on each story. More refined houses incorporated elements of the Greek Revival style with simple Classical corner pilasters, symmetrical façades, wide cornices, front porches with Classical columns, flat lintels, six-over-six-light double-hung windows, dentils, and entries with sidelights and transom windows. The one or two story gable-front house is the most simple of these forms, reflecting the historic form of the Greek temple.¹⁵



Figure 6. Early house moved from Marion Ave and 2nd Street to 528 S. Avenue D, currently extant (WCHS collection, with notes by Edna Jones)

While vernacular homes continued to be more commonly built during the boom years of the late 1850s, the influence of other early styles also began to appear in Washington. The Gothic Revival style was popular nationally in this period. The style emphasized picturesque details such as steeply pitched cross gable roofs, multi-light windows, pointed or Gothic arch openings, porches with intricate details, and decorative trim including bargeboard and bay windows. Through his writings, including *Cottage Residences* and *The Architecture of Country Houses*, Andrew Jackson Downing is credited with spreading the Gothic Revival style across America, generally replacing the classical Greek Revival style. His designs provide a picturesque cottage retreat in the country for the middle-class. Downing particularly promoted the style as suitable for

¹⁵ McAlester 1997: 179-184; Carley 1994: 100-107; Walker 1996: 108-111

rural architecture, and the verticality of the style was often cited as suitable for religious architecture.¹⁶ A common application of Gothic Revival architecture to a vernacular side-gable house was the addition of a front cross gable and increase in the pitch of the roof. Decorative vergeboard (or bargeboard) may also be added under the front or side gables. This style would continue to be built throughout the 1860s in Washington, with more identified examples dating to the period after the Civil War ended in 1865. However, one notable brick example dating to circa 1856 with the spike in construction in this period is the Joseph and Elizabeth (Jackson) Keck House at 504 W. Washington Blvd (Survey #WS-65; Iowa #92-00179). As noted, Keck was among the early settlers of Washington, and he was a prominent citizen involved in real estate and banking by the 1850s. This house was built on the southeast corner of the Jackson family property, replacing an earlier family house. In 1860, Keck then platted 40 acres of the farm into the Western Addition, retaining this large corner lot at the northwest corner of S. Avenue D (formerly Jackson Street) and W. Washington Blvd as an out lot for his property.



Figure 7. Joseph and Elizabeth Keck House at 504 W. Washington Blvd (December 2014).

Additional development occurred in Washington through the end of the 1850s and into the first half of the 1860s, concurrent with the Civil War. A branch of the State Bank opened in Washington in April 1859, with Joseph A. Greene as president and George C. Stone as cashier. Directors included Joseph Keck, John W. Quinn, James Dawson, Joseph A. Greene, and George C. Stone. In August 1861, Joseph Keck became president.¹⁷ The First National Bank was then

¹⁶ McAlester 1997: 197-200; Carley 1994: 134-142; Walker 1996: 122-131).

¹⁷ *History of Washington County, Iowa* 1880: 549; *Portrait and Biographical Album of Washington Co* 1887: 667

organized in April 1864, and it began business on May 1, 1865, with the State Bank merging into this new institution. The initial officers were Joseph Keck, president; Howard M. Holden, cashier; and directors Joseph Keck, Howard M. Holden, S. G. Owen, A. W. Chilcote, James Dawson. Major stock holders included J. Keck (128 shares), Holden (145 shares), Dr. A.W. Chilcote (33 shares), his wife Jane Chilcote (17 shares), Shep Farnsworth (34 shares), S.G. Owen (45), and George Brokaw (28 shares). Other investors for the remaining 70 of the 500 shares of stock issued included Mrs. E. A. Banta, C. Craven, J. M. Craven, James Dawson, John Moore, Hugh Smith, J. M. Rose, and Robert Dawson.¹⁸ With additional failed attempts at incorporation in 1857 and 1858, the town successfully became incorporated on September 29, 1864. Ralph Dewey was appointed as the first mayor, with James Dawson, Dr. A.W. Chilcote, V.W. Andrews (Andrus?), Joseph R. Lewis, and William Wilson, Sr. serving as trustees.¹⁹ In general, construction declined through the early 1860s as the economy was affected by the Civil War and men left Washington County to fight for the Union. However, a few improvements continued to be made in town through this period. For example, on W. Main Street, the first St. James Catholic Church was built in 1861, a simple frame 35 by 65 building.²⁰

Postwar Prosperity and Railroad Improvements, 1865-1885

With the end of the Civil War, a number of large building projects were undertaken in Washington, both commercial and residential. In the downtown around the square, Joseph Corette built a two-story brick building on the northwest corner of the square (101-103 N. Marion, later facade) with a public hall on the upper story in 1866. In 1867, John Bryson demolished the earlier brick building at 100-104 W. Main Street on the north side of the square, constructed a three-story brick Italianate hotel with stores on the first story (State Site # 92-00538). This construction spurred additional work on the north side of the square. Norman Everson built the three-story Italianate brick Everson's Block and Opera House in 1868-69 at the west end of the block (120-124 W. Main, fire in 1930). With the courthouse on the square declared an eyesore and safety hazard, it was then demolished in 1869 with the courthouse offices (and *Press* office) moved to the second story of this new building. Immediately to the east of Everson's building, Alvin Norton built a two-story brick Italianate building at 116-118 W. Main in 1867-68 as well (State Site #92-00542).²¹ A second bank was organized as a state bank in 1867, opening as the Farmers' and Merchants' Bank of Washington in the yellow brick building on southwest corner of square (201 S. Marion, State Site #92-00566). Directors included John A. Henderson, I. N. Langhead, J. R. Richards, Dr. William McClelland, Joe L. Rader, L. O. Richards, Dr. A. W. Chilcote, and S. G. Owen. The bank operated for a few years, with Dr. A.W. Chilcote becoming president in July 1870. They then decided to reorganize as Washington National Bank in December 1870, with Chilcote remaining as president.²²

While a number of Italianate commercial buildings were constructed during the boom of the 1850s, the style was primarily utilized in Washington for residences during the two decades

¹⁸ *History of Washington County* 1880: 551; Burrell 1909, Vol. 1: 371

¹⁹ *History of Washington County* 1880: 553; Burrell 1909, Vol. 1: 175

²⁰ *History of Washington County, Iowa* 1880: 562; Burrell 1909, Vol. 1: 248

²¹ *Washington Press*, July 3, 1867, 2; *History of Washington County* 1880: 387, 544; *Portrait and Biographical Album of Washington County* 1887: 274; Fisher 1978: 116-118, 403-407

²² Burrell 1909, Vol. 1: 372

following the Civil War, built into the 1880s locally. The Italianate, or the early Italian villa, was the prominent residential style in Washington throughout the 1860s and 1870s, with some Gothic Revival homes continuing to be built in the 1860s. The style reflected some of the picturesque features of the earlier Gothic Revival style. Typical features include tall arch windows with elaborate hoods, two-over-two-light double-hung windows, wide eaves with large brackets, and low pitch roofs. While the early Italian villas had rambling plans, the characteristic Italianate house developed as a cubical form with a low hip roof that often had a cupola centered on the peak. Italianate houses were built of brick or frame construction. While some houses feature a central passage plan, many Italianate houses have a side passage layout with the entry to one side of a three-bay façade. Most gable-front versions of this style, distinguished by the large brackets under the eave from the earlier Greek Revival, have this plan. Window hoods or pediments are found on nearly all examples, varying from the simple emphasis of this element to elaborate arch decorative features.²³ Similar to the Gothic Revival style, the Italianate style was promoted nationally throughout published patternbooks, such as *The Model Architect* by Samuel Sloan.

In the residential neighborhood on the west side of Washington, a handful of houses built in the latter 1860s reflect the Italianate and Gothic Revival styles, though more tended to follow the simple gable-front vernacular form with some influence of these styles. The two-story brick Italianate house at 305 S. Avenue C is the most notable example of this style in the neighborhood (listed on NRHP as Kurtz House; Survey #WS-14; Iowa #92-00155). Vincent W. Andrus bought the lot in July 1865 and started construction on the house, with local history stating that he sold the house unfinished to lumber company partner Milton Barratt in June 1869 who then finished the house. The house retains original four-over-four-light double-hung wood windows, along with brick pilasters, wide eaves, and its overall cubical form. The remaining nine houses identified as built from 1865 to approximately 1870 in the west side neighborhood are all frame houses that are typically gable-front in style, with some Gothic Revival influence noted. One-and-one-half-story houses are the most common, such as the Stephen B. and Mary A. Sanford House at 714 W. Main (Survey #WS-135; Iowa #92-00795). The house reflects its early construction and Gothic Revival influence in the steeply pitched roof (Figure 8). Sanford & Co was formed around 1865 as a livery business on Marion Ave, and Sanford then bought this lot in March 1866. Other similar early homes retain four-over-four-light double-hung windows or six-over-six-light double-hung windows. A number of two-story, three-bay, gable-front frame houses were also built in town in the 1860s and into the 1870s, often reflecting elements of the Greek Revival or Italianate styles, such as the one built by carpenter Alonzo J. Lamphere at 603 W. Jefferson for his own family (Survey #WS-37; Iowa #92-00751). The gable-front two-story house retains two-over-two-light double-hung wood windows on the first story with less expensive (or perhaps earlier) six-over-six-light double-hung wood windows (Figure 9). The porch was added in the early 20th century, as a common improvement for early houses in this later period of development.

²³ McAlester 1997: 211-12; Carley 1994: 143-145; Walker 1996: 134-139



Figure 8. Sanford House at 714 W. Main (December 2014).



Figure 9. Lamphere House at 603 W. Jefferson (December 2014).

The 1869 birds-eye view shows the extent of development of Washington through this period (Figure 10). Commercial buildings line the blocks around the town square, with residences on the remaining blocks of the 25-block original plat. While not all these lots are filled, development has occurred east along E. Washington and E. Main in East Washington and Northeast Washington and west along W. 2nd Street, W. Main Street, W. Washington Blvd, W. Jefferson Street, and W. Madison Street in Southwest Addition and Western Addition. Development generally stops along 3rd Street (then North Street), with a handful of buildings north to the railroad tracks and depot. Development is scattered along the platted streets to the south, including S. 2nd Avenue, S. Iowa Avenue, S. Marion Avenue, and S. Avenue B in South Washington and Wilson's Addition. The houses depicted are typically one or two story houses with either a gable-front or side-gable orientation. The enlarged view of the neighborhood on the west side shows a number of gable-front dwellings and a handful of side-gable dwellings. Joseph Keck's earlier house at W. Washington and Jackson Street (now S. Avenue D) is the largest and most refined home depicted in the neighborhood.



Figure 10. Birds-eye View of the City of Washington (Koch 1869).
view is looking southwest over Washington, north is at bottom right



Figure 11. Enlarged view of west side neighborhood on *Birds-eye View of the City of Washington* (Koch 1869).

view is looking southwest over Washington, north is at bottom right

*Second Street is now Avenue B, First Street is Avenue C, Jackson Street is Avenue D, Avenue E to west, and Avenue F is along the east edge of land shown without streets to the west (later Sunset Park)
W. Main Street extends west from the north side of the square, W. Washington west from the south side*

In 1870, the population of Washington (then incorporated) was reported in the federal census as 2,575, approximately twice the estimated population of 1,200 in 1856. The Mississippi-Missouri Railroad became the Rock Island Railroad in 1869, spurring a new period of railroad construction to the west and shifting the “boom” development to areas to the west. The extension of the railroad was poorly timed for Washington as it coincided with a national depression that started with a series of setbacks in 1869 and 1871, culminated with the Panic of 1873. With these changes, “hard times set in” in and around Washington.²⁴ However, these setbacks were partially countered by the Chicago, Rock Island, and Pacific building a second branch west out of Washington to Sigourney in Keokuk County, which was completed in fall 1872.²⁵ Some construction continued through this period. Four houses in the west side neighborhood were likely built in this period, two smaller homes and two larger two-story houses. Elmira Mather (widow) built one of the first T-plan houses at 313 W. Jefferson in 1873, replacing her earlier one-story house depicted on the 1869 birds-eye view (Survey #WS-135; Iowa #92-00795). The two-story frame house reflects some influence of the Italianate style.

²⁴ *History of Washington County, Iowa* 1880: 543

²⁵ *Portrait and Biographical Album of Washington County* 1887: 655; Fisher 1978: 207

The map of Washington included in the *Atlas of Washington County* in 1874 shows that the platted land in additions extended beyond the extents of the official city limits (Figure 12). As additions were clearly ahead of development, few new plats were filed for development in the 1870s (Figure 12). Perhaps with the railroad extended west, Margaret M. Young platted the portion of her property immediately north of the city limits along the railroad in 1870, with her remaining land to the north then platted in 1875. Similarly, in 1872, North Addition officially platted the land to the east of her first addition, north of city limits and south of the railroad. Depot Addition, then seen to the northeast on the 1874 map, never was developed and was later replatted in the 1890s. The estate of James Weed was bought by Dr. A.W. Chilcote, J.M. Denny, Col. Cowles, and John A. Henderson for \$6,000, totaling 68 acres. They platted the southern half of the land into 15 blocks with eight lots in each block, selling lots at \$100-\$200. Though the official plat was Denny’s Addition, Dr. A.W. Chilcote nicknamed this flat area north of the railroad tracks as “The Heights” and the name stuck.²⁶ At the far south end of Washington, just south of city limits in 1874 and Nathan Littler’s property (later addition in 1887), Doig’s Addition was also platted, though development would not reach this far south for decades and it was replatted in 1958.

The *Gazette* published a list of the highest taxpayers in Washington in November 1874, including many familiar names among these “Monied Men of Washington County.” Residents that paid over \$100 in taxes included Joseph Keck - \$796 (504 W. Washington, c.1856 house), N. [Norman] Everson - \$416 (c.1866 house - 110 E. Main – moved/remodeled), Dr. A.W. Chilcote - \$280, John Bryson - \$273, James Dawson - \$271, Hugh Smith - \$240, L. Whitcomb - \$177, William Wilson Jr - \$178, H. [Hiram] Scofield - \$158 (633 W. Main – c.1870 house – demo), J.A. Williams - \$131, A.N. Miller - \$110, J.R. Davis - \$108, M. Whitcomb - \$105, E. [Elmira] Mather - \$104 (313 W. Jefferson, 1873 house), and A.H. [Albert H.] Wallace - \$102 (302 W. Jefferson – c.1873 house).²⁷

Table 4. Plats filed in Washington from 1865 to 1879

Date	Plat name (addition, if subdivision)	Part of town	Plat reference
1870-07-07	M.M. Young's 1st Addition (Margaret Young)	north	Town Lot D: 408
1872-12-31	North Addition	north	Plat Book (Irr) 01: 229
1873-02-24	Original Plat - Out Lot 8 and part of 7 (Assessor)	south	Plat Book (Irr) 01: 230
1873-02-25	Original Plat - Out Lots 3 and 4 (Assessor)	west	Plat Book (Irr) 01: 230
1874-07-01	Doig's Addition	far south	Plat Book (Irr) 01: 229, replat in 1958: Plat Book 03: 322
1875-04-10	M.M. Young's 2nd Addition (Margaret Young)	north	Plat Book (Irr) 01: 231
1875-05-04	Denny's Addition (plat refiled in 1892)	north	Plat Book (Irr) 01: 232, 275

²⁶ Burrell 1909, Vol. 1: 437

²⁷ “Monied Men of Washington County,” *Gazette*, November 27, 1874, 3

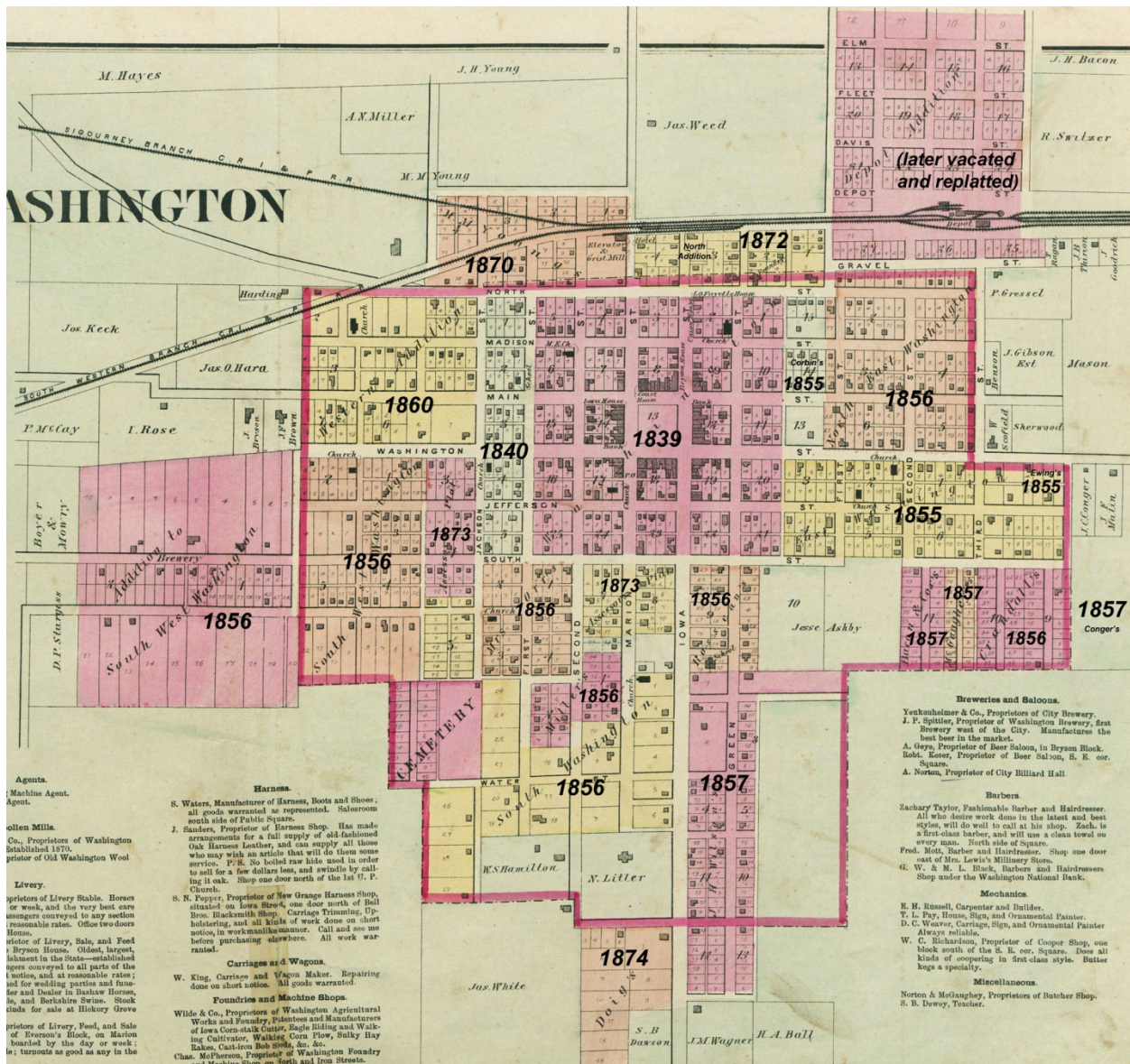


Figure 12. 1874 map of Washington, with dates of plats from 1839 to 1873 (Harrison & Warner 1874: 22-23; McCarley 2015).

With the increasing popularity of the narrow gauge railroad (less expensive to build), residents in Winfield (Henry County) raised funds in 1876 to build a railroad from Burlington to Winfield. Though not built until the winter of 1879-1880, plans were immediately made to continue the Burlington & Northwestern railroad west to Washington.²⁸ This appears to have spurred at least community leaders to work on new construction in the downtown, with three large commercial buildings constructed downtown in 1876. New residences were also built in this period. In 1866, Howard Burrell bought the *Washington Press* from A.R. Wickersham, and he would serve the editor and voice of Washington through the remainder of the 19th century and into the 20th century. He published a special edition on Washington including many business histories on September 27, 1871, and he noted here that “Another feature worthy of especial note is the relative character of the buildings erected before and after the railroad reached here. The ideas of

²⁸ Burrell 1909, Vol. 1: 218; Fisher 1978: 209; line acquired by Chicago, Burlington, & Quincy by 1887

the public became enlarged, and with that growth came pride – pride in the appearance of their dwellings and places of business....We point with pride to our noble business blocks and elegant residences.”²⁹ Burrell followed through on his own statement in this period, constructing a frame gable-front Italianate house at 527 W. Washington Blvd (Figure 13) (Survey #WS-64; Iowa #92-00376). While frame was the most common construction material, brick houses were built by wealthier residents in the late 1870s and into the 1880s, continuing to reflect the Italianate style. On the west side of downtown William Scofield built a two-story brick Italianate house at 305 W. Main Street (Survey #WS-94; Iowa #92-00397). The house had a similar basic gable-front form, embellished with a front bay window, side tower, decorative window hoods, and wide eaves lined with decorative brackets (Figure 14). On the east side of downtown, Winfield Smouse built an Italianate house in 1880 complete with a square tower and mansard roof, locally nicknamed as “The Little Sister of Terrace Hill.” He soon sold the house to Edward Blair, and it was later used for the Commercial Club and as City Hall (listed on NRHP as Blair House).³⁰

As noted, the Burlington & Northwestern continued west to Washington, arriving in the winter of 1879-80. At the same time, a second line was built west from Winfield to Oskaloosa in 1879. This Burlington & Northwestern connected Washington directly to Burlington and the markets accessible from this point. The *History of Washington County* published in 1880 noted that Washington was “entering upon another chapter of prosperity.”³¹ At the time, the town was described as consisting of the Original Plat and North addition, Depot addition, East Washington addition, Dawson's addition, Orr's addition, South Washington, addition to South Washington, Doig's addition, Western addition, Southwest Washington, and Addition to Southwest Washington.³² No courthouse was specifically found in town, and the town valued the park in the public square that had been developed. Little was noted about residences in town, though the business buildings around the square were described as having “rather an antiquated appearance.”³³ The railroad arrived from the southeast, turning north just outside the city limits and continuing north through the center of East Washington and Northeast Washington and terminating with sidings near the east-west Chicago, Rock Island, and Pacific Railroad.

This railroad construction then again spurred additional platting of land to the east and southeast of earlier plats. A.W. Chilcote platted land in 1880 between Wilson's Addition along S. 2nd Ave east to S. 6th Ave where the railroad tracks turned north. The land of Jesse Ashby to the north was then platted as Ashby's Addition in 1882. Turning his attention to real estate development, Winfield Smouse platted 28 acres to the east of city limits and Northeast Addition as his East Side Addition in 1882. He then acquired a tract of 49 acres to the east for \$38 per acre in 1884, platting Smouse's East Side Addition. Similar to the plats filed in the 1850s, this land was platted in response to the railroad but would wait to be developed over subsequent decades, with significant efforts made by Smouse over the next two decades to attract new residents that define themes of this subsequent period of development in Washington. The exception to the eastward growth of town was the plat filed on the north side of town by J.H. Young, north of Margaret M. Young's 2nd Addition and west of Denny's Addition.

²⁹ “Washington,” *Washington Press*, September 27, 1871, 5

³⁰ *Souvenir History of Washington, Iowa* 1989: 21

³¹ *History of Washington County, Iowa* 1880: 543

³² *History of Washington County* 1880: 542

³³ *History of Washington County* 1880: 543



Figure 13. Burrell House at 527 W. Washington Blvd (December 2014).



Figure 14. William Scofield House at 305 W. Main Street (October 2012).

Table 5. Plats filed in Washington from 1880 to 1885

Date	Plat name (addition, if subdivision)	Part of town	Plat reference
1880-10-05	A.W. Chilcote's Addition	southeast	Plat Book (Irr) 01: 242
1881-06-20	J.H. Young's Addition	north	Plat Book (Irr) 01: 247
1882-03-18	Smouse's East Side Addition	east	Plat Book (Irr) 01: 250
1882-05-06	Ashby's Addition	southeast	Plat Book (Irr) 01: 252
1884-08-15	Smouse's 2nd East Side Addition	east	Plat Book (Irr) 01: 255

Despite the new plats, the burst of construction in the late 1870s dwindled in the early 1880s, though community and public improvements were made during this period. Public policy was set in 1882 to outlaw saloons in the county, after temperance efforts had successes and setbacks through the 1870s. Burrell reported in 1909 that there had been no saloon in the county since 1884.³⁴ In March 1881, a contract was let to Wilde & Company for a new iron fence around Central Park to replace the old wood fence.³⁵ In 1882, a bucket brigade was organized, followed by a formal fire company in 1883. A combination City Hall and fire station was built at 210 W. Main, just northwest of the square. The fire department operated on the first story, with the city council chambers and library moving to the second story.³⁶ Somewhat related, the Washington County Farmers Mutual Insurance Association was organized on February 20, 1883, which proved to be very popular and kept insurance primarily local into the 20th century.³⁷ Houses built in this period appear to have followed simpler vernacular forms, including frame gable-front, side-gable, and T-plan houses. Only two extant houses, both small, were identified in the west side neighborhood as built during the first half of the 1880s.

By 1885, 21 extant properties had been built in the surveyed neighborhood on the west side of Washington in the period from 1856 to 1885, all residential properties. The 11 houses built from 1856 to 1870 include five two-story houses and six one-and-one-half-story houses. Two were brick, while the remaining houses are frame construction. Three exhibit Gothic Revival influences, and one is Italianate in style. The remainder reflects a simpler gable-front house type. The ten houses built from 1871 to 1885 include seven two-story houses, one one-and-one-half-story house, and two one-story houses. One two-story house is brick, while the remainder are frame construction. Two houses reflect the Italianate style, three houses follow the T-plan form, three houses reflect the gable-front house type, and two houses are side-gable houses. While other houses built in this period were later replaced, nearly all of these extant houses reflect prominent Washington residents, including Joseph Keck (banker, real estate), Robert Glasgow (state rep), Stephen Sanford (livery owner / hotel), Vincent W. Andrus (real estate, dry goods), John F. Brown (lawyer), Dayton H. Ballard (hardware store), George Howe (lawyer), Albert H. Wallace (lumber company), John Dodds (merchant, city council), Howard Burrell (*Democrat* owner/editor), John H. Chilcote (hardware store), and William Scofield (real estate).

³⁴ Burrell 1909, Vol. 1: 365

³⁵ *Evening Journal*, County centennial edition, July 1936, 63

³⁶ Burrell 1909, Vol. 1: 424; *Portrait and Biographical Album of Washington County 1887*: 672

³⁷ Burrell 1909, Vol. 1: 385

Carpenters also built and lived in residences here for at least a period of time, including William A. Stiles, William Latta, and Alonzo Lamphere. Two were built for widows, Hannah Marshall and Elmira Mather. Houses with short-term original owners were then sold primarily to other successful businessmen. With the exception of teamster William Cherry born in England, all of these early, prominent Washington residents were born in the United States, per the 1880 census. The majority were born in the Northeast, including four in New York, three in Pennsylvania, one in Vermont, one in Maryland, and one in New Jersey. The remaining heads of household were born in the eastern Midwest states, including six in Ohio and two in Indiana.

Residential Development at the Turn of the Century: 1885-1909

By the early 1880s, there was a shift in residential development in Washington, both from the standpoint of neighborhood development and from the standpoint of individual residences. The neighborhood development in the previous period was primarily in response to speculation on growth related to the arrival of railroads, combined with subdivisions of previously platted large out lots. These additions would continue to be developed from 1885 to 1910. From the early 1880s and into the 1890s, plats were filed more specifically for neighborhood development, particularly those filed by Winfield Smouse. The style of residential construction also shifted in the second half of the 1880s, with Queen Anne houses built throughout town but particularly in the neighborhood on the west side. Prominent residents and businessmen continued to build houses in the neighborhood in this period, adopting the latest fashion in architectural design. Wood shingled exterior wall surfaces appear on many of these homes, as well as for simpler forms associated with the Shingle style. Vernacular house forms, particularly the T-plan, also continued to be built through the end of the 1890s, with more decorative small houses dubbed as “Victorian vernacular.” The Queen Anne style was sustained in Washington into the first decade of the 20th century. A shift to simpler forms led to the emergence of the Foursquare house in Washington, with several homes built in the early 1900s with elements of both Queen Anne and Foursquare homes. This period of development also marked a shift to more community improvement projects, with the focus on recreational and cultural opportunities for residents. While a park was initially planned for the Highland Park addition on the north side of Washington, efforts by west side neighborhood residents in the late 1890s and early 1900s led to the established of Sunset Park officially in 1904, which would continue to grow in size, scope, and amenities through the 1960s.

Community Maturation and Development, 1885-1900

While the early 1880s are noted as a period with slow growth in Washington, discussions for one large community project started in this period that spurred a new phase in development in Washington by the late 1880s. The *History of Washington County* in 1880 noted that the second courthouse built on the central square had been declared unsafe and torn down in 1869, and sentiment by many residents expressed that a new courthouse should not be built in what had begun to develop as a beautiful park. However, it was also generally felt that the town should have a courthouse, though one that was convenient, safe, and durable, rather than gorgeous and extravagant, as the town did not need advertising through a showy courthouse.³⁸ The courthouse had operated on the second story of Everson’s Opera House since the late 1860s, with a fire on the roof of this building in 1883 perhaps leading it to move to the “music hall” (the old United Presbyterian Church) on W. Jefferson for a few years, as the 1885 Sanborn map shows the courthouse there. In December 1884, the decision was made on the location for the new courthouse, a block west of the northwest corner of the square to the west of the new City Hall. William Foster and Henry Liebke of Des Moines were selected as the architects for the new courthouse (222 W. Main Street, State Site #92-00150). The plans were adopted in April 1885, and the contract was let to C. and H. Caldwell of LaSalle, IL for \$63,472. The courthouse was designed to be fireproof, with bricks laid in spaces between iron floor joists and a slate tile roof.

³⁸ *History of Washington County* 1880: 387

Delays in construction stretched it into 1887, and the county offices finally moved into the building in November 1887.³⁹ The courthouse was described in the 1887 county history as a “handsome brick structure trimmed with stone, presenting a very fine appearance.”⁴⁰ At the same time, the jail and sheriff’s residence was constructed on the lot to the north at 219 W. 2nd Street, occupied on January 1, 1886.⁴¹ With residences already built on the block to the west, including William Scofield’s large brick house, the courthouse continues to mark the northwest corner of the downtown core for Washington.

Construction of the courthouse spurred other projects in this period, also linked with development of community services. Several community businessmen, led by John Graham, raised funds for an opera house to replace the older one in the Everson block, and it opened on the southeast corner of the square on February 23-24, 1886. Unfortunately, the building was destroyed by fire on November 23, 1892, though quickly replaced by the “New” Graham Theatre.⁴² Another community effort in this period that helped spur additional development was the formation of the Loan and Building Association in May 1886, under the direction of James M. Denny. By 1909, they had made 430 loans totaling \$320,000 to aid residents in buying or building 300 homes in the county and surrounding area.⁴³ A perhaps even more direct impact on construction in Washington as a result of the courthouse construction was the establishment of the Washington Brick and Tile Factor by Frank E. Swift. Swift was a native Washington County resident, born in 1855, but his family moved west to Colorado in 1876. Frank learned the brick-manufacturing trade in Cheyenne, Wyoming, and then moved back to Washington with wife Margaret in 1879 and made brick for the county hospital. However, he then conducted a brick manufacturing plant in Riverside in 1881. He then returned to Washington in summer 1885 with the contract to manufacture all the interior brick for the courthouse. At this time, he established the Washington Brick and Tile Factory in the southwest corner of town on the south side of the cemetery. A sketch of the property in the 1887 county history shows several buildings associated with the business as well as his residence on the property, and it was recognized as the largest of its kind in the county and one of the leading industries in Washington.⁴⁴

Howard A. Burrell would later write in the 1909 *History of Washington County* that the construction of the courthouse from 1885 to 1887 inspired a “renaissance in building pretty houses and making charming lawns and flower gardens,” as well as improving the overall dress of residents – thus, instilled a certain pride in residents that was then reflected in their outward appearance.⁴⁵ The 1887 history noted that: “Of the many beautiful cities in Iowa, none of them, considering its size, presents a neater appearance than that of Washington.”⁴⁶ Reports from newspapers in the period confirm the resurgence in construction. On January 1, 1890, the *Washington Press* noted that there was more building in Washington and the surrounding county in 1889 than in many recent years, indicating the prosperity of the region. New buildings included several located downtown, the new Catholic Church on W. 2nd Street, and numerous

³⁹ Foster 1978: 31-34

⁴⁰ *Portrait and Biographical Album of Washington County* 1887: 649

⁴¹ *Portrait and Biographical Album of Washington County* 1887: 650

⁴² Fisher 1978: 409-412

⁴³ Burrell 1909, Vol. 1: 322

⁴⁴ *Portrait and Biographical Album of Washington County* 1887: 387, 674; Foster 1978: 32

⁴⁵ Burrell 1909, Vol. 1: 532

⁴⁶ *Portrait and Biographical Album of Washington County* 1887: 665

houses, constructed by Shrader & Son, Conner & Wylie, and Anderson & Keister.⁴⁷ In 1890, construction in Washington totaled \$80,975. Residential construction included nine houses by H. Shrader, seven houses by Wylie & Conner, three houses by J.A. McCutcheon, nine houses by Anderson & Keister, and two houses by Edworthy & Williams (who were busy building Second UP Church).⁴⁸ Construction remained strong in 1891 for the main contractors, including Frank Edworthy (six houses, plus remodeling), William B. Wylie (seven houses), William & Keister (six houses, plus additions), and Harry Shrader.⁴⁹

The renaissance in building by the late 1880s brought a new architectural vocabulary to Washington, the Queen Anne style. The style was defined by a number of elaborate features, including hip roofs with projecting gables, asymmetrical massing, wood porches with decorative columns, bay windows, turrets, decorative surfaces such as fishscale shingles, and contrasting decorative materials. As the style dispersed across the United States and it became popular for various types and sizes of houses, the features were interpreted for a more modest, smaller house by the 1890s and early 1900s. The emphasis remained on asymmetrical layout, numerous angles created through bay windows and projecting gable sections, and decorative surfaces and features, such as patterned shingles on walls, brackets, turned columns, and other decorative carved details. Over half of the Queen Anne houses are distinguished by the steeply pitched hipped roof with one or more lower cross gables. Two cross gables are the most common, with one asymmetrically placed on the front and one on the side. According to McAlester, “the roof form of this subtype is among the most distinctive Queen Anne characteristics and occurs in examples ranging from modest cottages to high-style landmarks.”⁵⁰

The large number of houses built in the late 1880s and early 1890s were primarily Queen Anne homes, particularly in the neighborhood on the west side of Washington. A total of 19 houses were built from 1887 to 1893 in the neighborhood, followed by an additional 14 from 1894 to 1900. Of the 20 houses built in the first half of this period, 14 were Queen Anne homes. One of the earliest was built in 1889 for Captain James B. and Minerva Teller at 320 W. Main Street (Survey #WS-93; Iowa #92-00413). The house exhibits a number of characteristic features of the style, including asymmetrical massing, cross gables and smaller gables, decorative porch with spindlework, decorative wall surfaces, and decorative windows (Figure 15). The frame Queen Anne house built in the same year for Martin and Willie Miller across the street at 321 W. Main likewise exhibits a number of characteristic features, including arched porch details (Survey #WS-96; Iowa #92-00399). On the block to the south, the Eugene and Anna Anderson House built in 1891 was designed and built with a number of characteristic features of the style, including asymmetrical massing, cross gables and smaller gables, bay windows, and decorative porches with spindlework (Figure 16) (Survey #WS-96; Iowa #92-00399). Overall, the eight houses built on W. Washington Blvd in this period all reflected Queen Anne design or features. The western one was built for Frank and Nettie Stewart at 603 W. Washington Blvd in 1893, including siding on the second story that flares out at the base of the story (Figure 17) (listed on NRHP; Survey #WS-75; Iowa #92-00180). This flared siding feature is also found on several

⁴⁷ *Washington Press*, January 1, 1890

⁴⁸ *Washington Press*, December 30, 1890

⁴⁹ *Washington Press*, December 23, 1891, 3

⁵⁰ McAlester 1997: 263



Figure 15. James B. and Minerva Teller House at 320 W. Main Street, 1889 (December 2014).



Figure 16. Eugene and Anna Anderson House at 320 W. Washington Blvd, 1891 (*Gazette*, January 6, 1893).



Figure 17. Frank and Nettie Stewart House at 603 W. Washington Blvd, 1893 (Patterson collection).



Figure 18. William E. and Viola B. Kerr House at 522 W. Main Street, 1892 (December 2014).

other homes built in the neighborhood in the 1890s and into the early 1900s. Simpler Queen Anne houses included a hip-roof form with projecting gable-roof sections on two or three sides.

The remaining houses built from 1887 to 1893 in the west side neighborhood include simpler gable-front or side gable houses, as well as one large Second Empire home. The Second Empire styles first appeared in the 1850s, with examples built into the early 1890s in southeast Iowa. This style is defined by the mansard roof form. Some features were carried over from the Italianate houses, such as brackets along the eaves and distinctive window hoods. Previously in Washington, houses that included the mansard roof form with Gothic Revival and Italianate styles span from the house built for Joseph Keck in 1856 through the house built for Winfield Smouse in 1880. However, the inclusion of this feature is relatively rare. The house built for William E. and Viola B. Kerr at 522 W. Main Street in 1892 reflects the more traditional design for a Second Empire (Survey #WS-108; Iowa #92-00418). The overall form of the house is more cubical, crowned with the mansard roof with brackets under the eaves (Figure 18). An article from the *Washington Press* on December 30, 1892 lists that the house for real estate investor and agent W.E. Kerr was built by the contractor H. Shrader for the cost of \$3,500.⁵¹ Construction continued strong citywide in 1893, with several notes throughout the year on the number of houses under construction and a note at the end of the year that dozens and dozens of new and handsome residences ranging from \$1,000 to \$5,000 had been completed.⁵²

The merits of Washington were highlighted in the January 6, 1893 anniversary issue of the *Washington Gazette*. One of the outstanding features of the community was noted to be the large number of railroad connections, with the Chicago, Rock Island, & Pacific and the Burlington & Northwestern railroads serving the community (Figure 19). The newspaper cited several positives for Washington: a population of 4,000, good location, fine public buildings, very low taxation, model water works, perfect system of sewerage, fine gas and electric plant, elegant churches, moral and intelligent people, well equipped and efficient public schools, best Academy in Iowa, first class library, fine art gallery, wide awake business men, public spirited citizens, solid brick business blocks, no saloons, and a prosperous building and loan association.⁵³ The editor noted: “Washington has more beautiful and well built residences than any city of equal population in Iowa. It is a matter of surprise to visitors to drive over our little city and view the many pleasant homes which adorn our streets. During the past three years, Washington has had a Renaissance in the matter of architecture and hundreds of old residences have been remodeled in good style or moved out and replaced with new and modern dwellings.”⁵⁴ Images from wood cuts courtesy of owners included the homes of Frank L. Wilson on E. Main, Mrs. H. Stewart, Dr. A.W. Chilcote on E. Main, James Dawson on E. Washington, Eugene Anderson’s home on W. Washington (Figure 16), Ab Anderson on E. Washington, and nurseryman C.N. Stewart on the Heights. Additionally, “There are dozens and dozens of others, equally as nice as those shown in our illustrations, which we could not find space for if the cuts existed.”⁵⁵

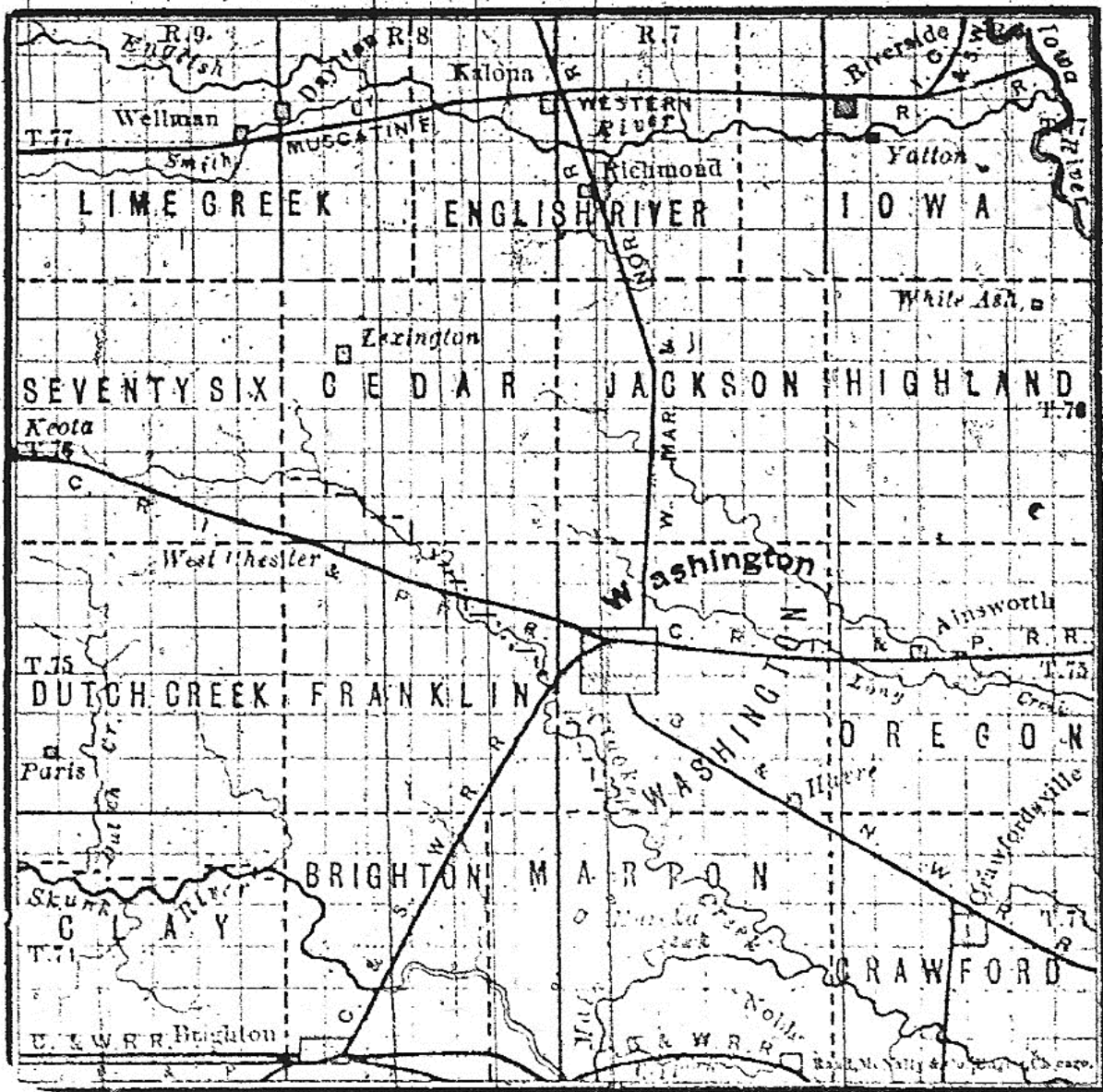
⁵¹ *Washington Press*, December 28, 1892

⁵² “Talk of Today,” *Daily Hustler*, April 17, 1893, 2; “Local and Personal,” *Gazette*, January 12, 1894, 3)

⁵³ “A Few Items of Which Washington Boasts,” *Washington Gazette*, January 6, 1893, 3

⁵⁴ “Washington,” *Washington Gazette*, January 6, 1893, 2

⁵⁵ “Washington,” *Washington Gazette*, January 6, 1893, 2



MAP OF WASHINGTON COUNTY.

Figure 19. Railroads in Washington County (*Washington Gazette*, January 6, 1893, 1).

Several community improvements reflect the maturation of Washington as a modern town in this period. The first city water well was drilled in July 1890, with more drilling through March 1891 and completion of the city waterworks in December 1891. A second well was drilled in 1896, and large sewers began to replace earlier small sewers in 1897. With the waterworks in operation, the old pumps in Central Park were replaced with drinking fountains, with watering troughs at the northeast and southwest corners of the square. In 1895, a new iron fountain was installed in the middle of Central Park. In September 1891, the new light plant for the Washington Illuminating Company (Norman Everson) was completed, and they started installing poles and wires for the downtown in November. On December 1, the electricity was turned on for the electric street lights. One arc light was placed on each corner of the square, with lights

suspended from wires in the middle of the street. This was noted as a great improvement over earlier gas lights. Winfield Smouse later bought the Washington Illuminating Company in 1895. While earlier single telephone lines existed in Washington, Thomas Dupuis began installing additional telephones in 1890, and he was granted a franchise to build and operate a telephone exchange in 1894. The Washington Telephone Company thus began with Dupuis, L.D. Robinson, and D.H. Logan. Leads were strung over the top of buildings around the square, with equipment provided by the Western Telephone Construction Company. They began operations on November 6, 1894 with 49 subscribers.⁵⁶ The telephone exchange was located on the second story of L.D. Robinson's jewelry store at 116 S. Iowa Avenue on the east side of the square from the 1890s to 1910s. L.D. Robinson and W.A. Wilson bought the Washington Telephone Company in 1897, rebuilt the system, and began to build lines to eleven towns in the county.⁵⁷

The increase in construction activity and improvements in community services then spurred additional residential development in terms of new plats by the early 1890s (Table 6). Part of the activity involved larger tracts of property owned by early residents of Washington in the 1850s and 1860s, which were then subdivided into smaller lots as they retired or died. On the south side of Washington, the property of Nathan Littler (old college grounds) was subdivided in 1887, and the block to the north was platted as Adams Addition in 1891. On the east side of the cemetery to the north, Frank E. Swift subdivided land that he owned in 1892 as Swift's Subdivision. On the east side of Washington, the block north of E. 2nd Street between the 1856 Northeast Addition and the 1882 East Side was platted in 1889 as Leonard Smouse's Addition. The long block to the south owned by James Dawson was then platted as Dawson's Addition in 1891, leaving the property of M.J. McConnaughey to the south not yet divided. In the southeast

Table 6. Plats filed in Washington from 1885 to 1895

Date	Plat name (addition, if subdivision)	Part of town	Plat reference
1887-03-24	Littler's Addition	south	Plat Book (Irr) 01: 258
1889-03-07	L. Smouse's Addition to East Washington	east	Plat Book (Irr) 01: 264
1891-05-11	Dawson's Addition to Northeast Washington	east	Plat Book (Irr) 01: 167
1891-05-14	Adams Addition (South Washington)	south	Plat Book (Irr) 01: 269
1891-06-12	A.W. Chilcote's Out Lot Addition	southeast	Plat Book (Irr) 02: 268
1892-03-28	Highland Park Addition	north	Plat Book (Irr) 01: 272
1892-04-05	Denny's 2nd Addition	north	Plat Book (Irr) 01: 274
1892-04-05	Smouse's North Side Addition	north	Plat Book (Irr) 01: 273
1892-08-02	Breed's Subdivision (North Addition)	north	Plat Book (Irr) 01: 278
1892-12-23	Swift's Subdivision (South Washington - Blocks 21-25)	south	Plat Book (Irr) 01: 281
1893-10-20	Moorhart's 1st Addition	southeast	Plat Book (Irr) 01: 284

⁵⁶ Burrell 1909, Vol. 1: 321, 411-412, 417, 421; Fisher 1978: 124-128

⁵⁷ Fisher 1978: 130; Burrell 1909, Vol. 1: 421

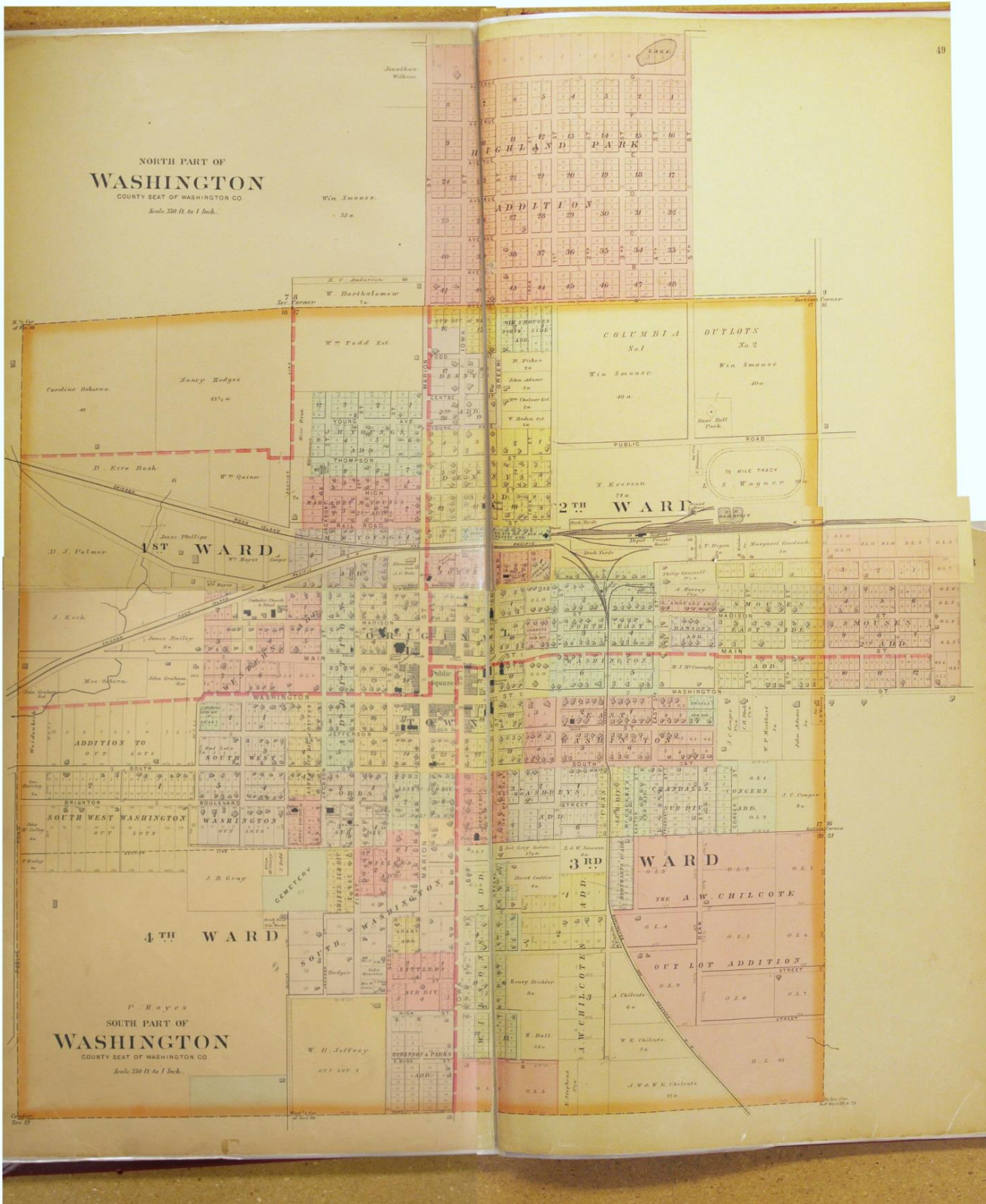


Figure 20. Map of Washington in 1894, four pages compiled (*Atlas of Washington County 1894*: 48, 49, 52, 53).

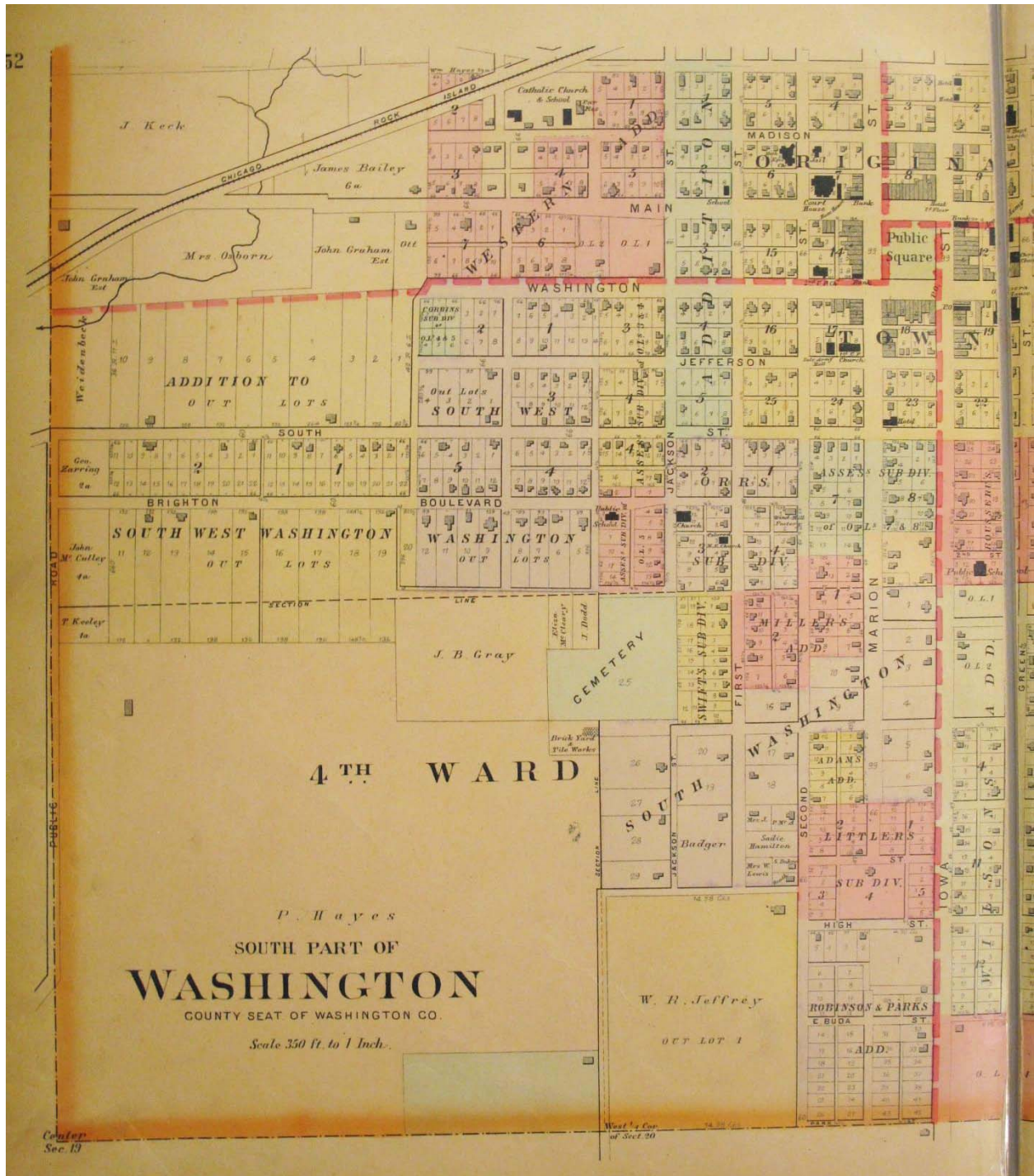


Figure 21. Southwest quadrant of Washington in 1894 (Atlas of Washington County 1894: 52).

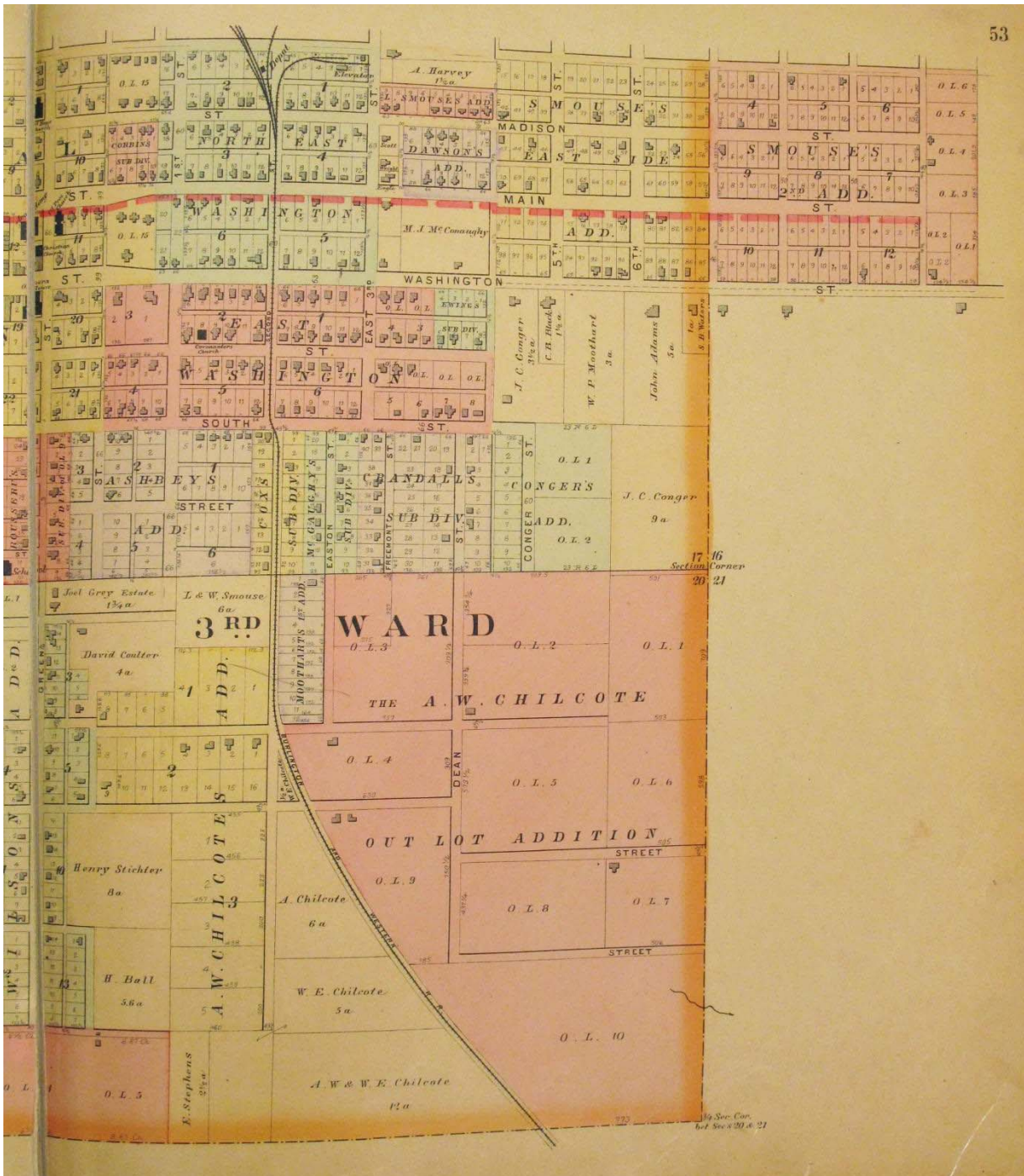


Figure 22. Southeast quadrant of Washington in 1894 (*Atlas of Washington County 1894*: 53).

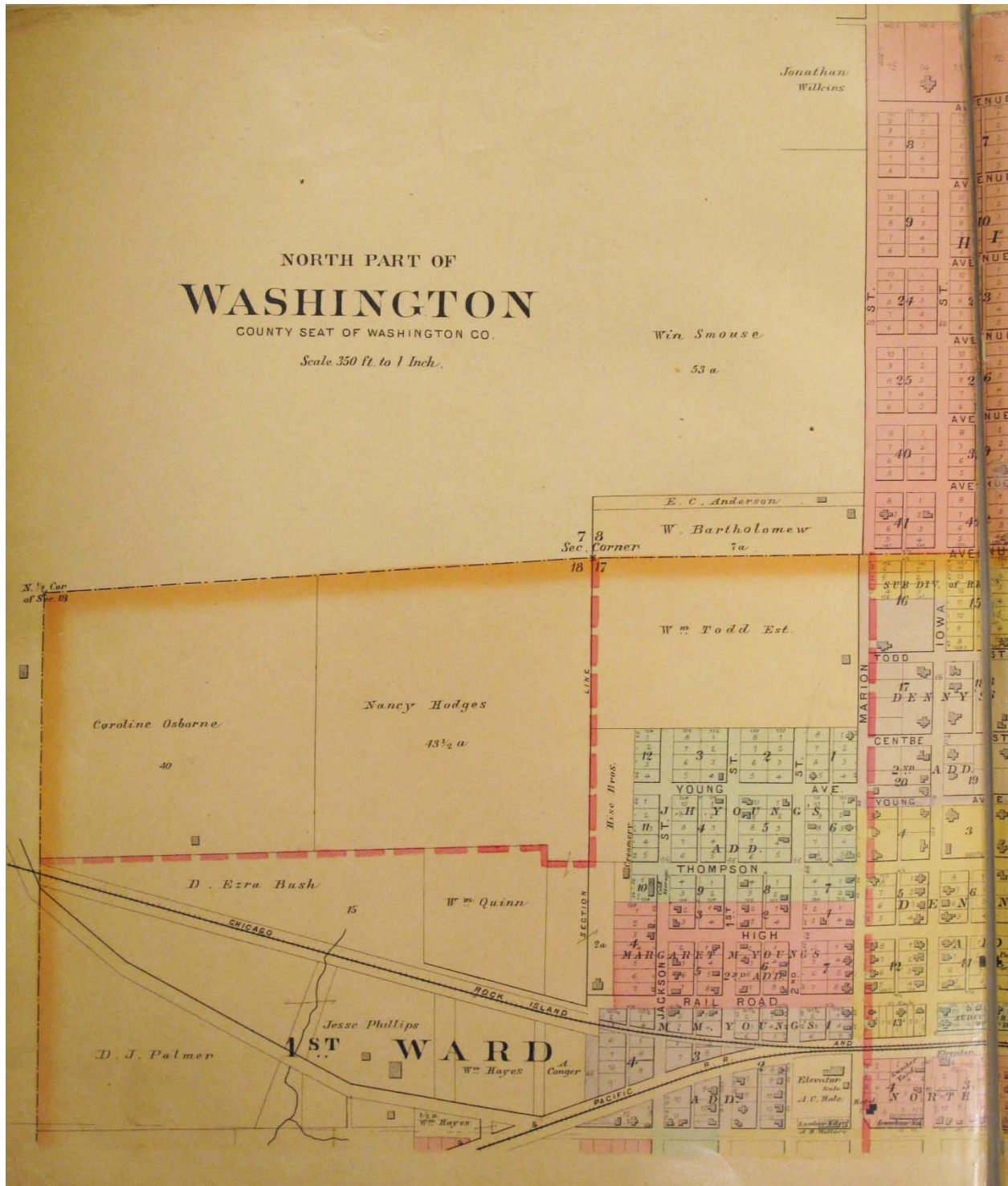


Figure 23. Northwest quadrant of Washington in 1894 (*Atlas of Washington County 1894*: 38).

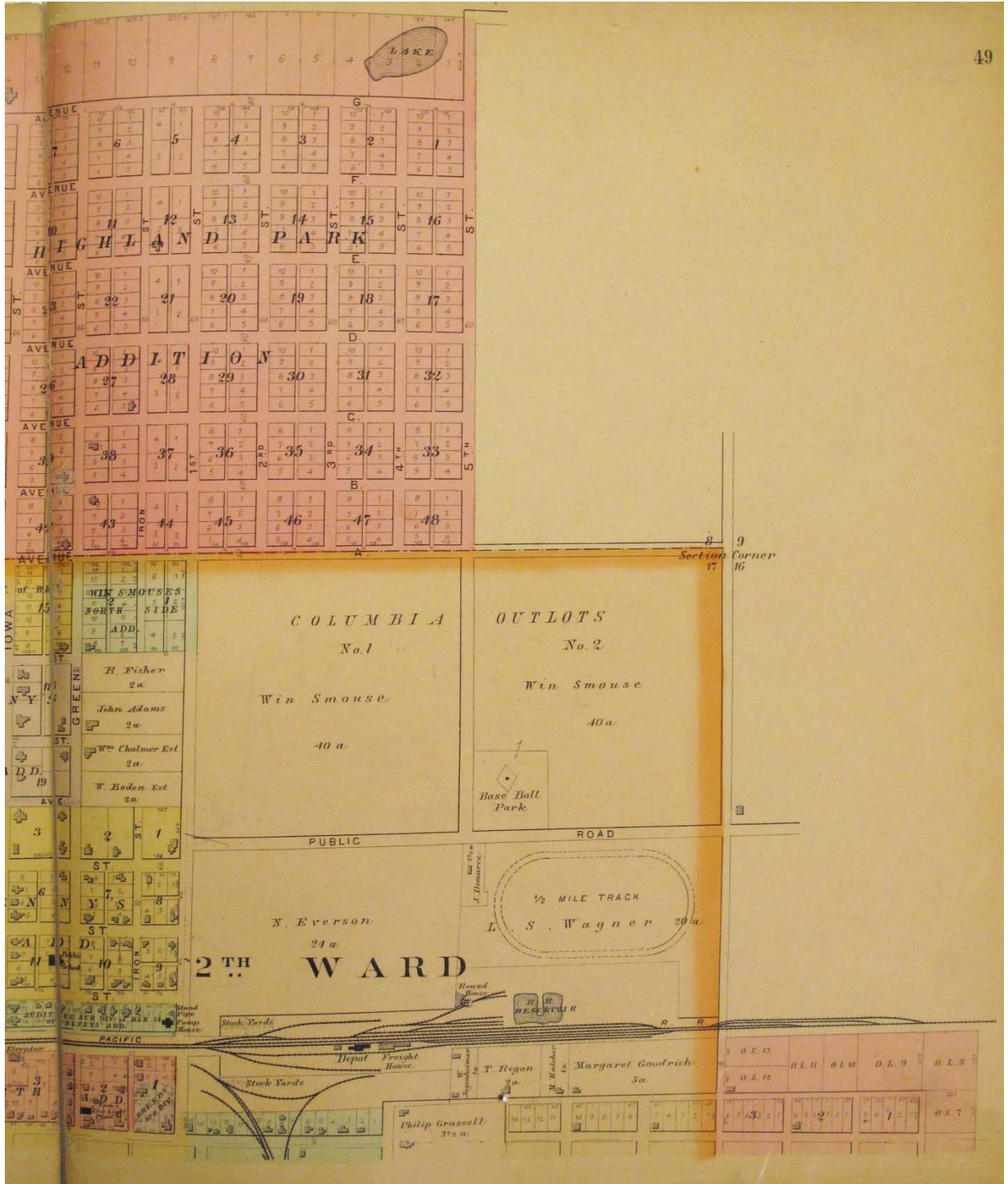


Figure 24. Northeast quadrant of Washington in 1894 (*Atlas of Washington County 1894*: 49).

corner of town, east of the Burlington & Western railroad tracks and south of E. Adams Street, a large tract of land was subdivided into large out lots by Dr. A.W. Chilcote in 1891, dubbed his out lot addition. The northwest corner was then subdivided into smaller lots as Moorhart's 1st Addition in 1893. This large tract of land would be the focus of many subdivisions in the 20th century. Similarly, a block at the east end of the North Addition along the south side of the railroad tracks at E. 3rd Street and N. 4th Ave was platted as Breed's Subdivision in 1892.

However, the largest addition to Washington in this period was the planned residential development platted by Winfield Smouse as Highland Park in March 1892. Though only about one-third of the lots in his 1882 East Side addition and less than 10% of the lots in his 1884 2nd East Side had been developed, Smouse acquired a large tract of land north of the plats on the north side of the Chicago, Rock Island, and Pacific railroad tracks. The *Evening Journal* reported on April 29, 1892 that Winfield Smouse had completed the surveying and platting of his fine addition on the Heights and would put lots on the market in the coming days. Lots were for suburban residence purposes. Win Smouse was building several fine residences for sale at favorable terms, and he was willing to build houses to suit prospective buyers. In addition to the general platting, he was also working on planting of shade trees in front of each lot and grading of all streets.⁵⁸ In his profile in the January 6, 1893 issue of the *Gazette*, Win Smouse was noted as the leading real estate dealer in Washington, with lots available in his East Side and Highland Park additions. Both additions were being steadily improved, making them desirable residential sections of the city. Overall, he had "done at least as much to build up our city as any one man."⁵⁹ The design of the Highland Park addition included 430 lots, a six-acre park, and an artificial lake of three acres.⁶⁰ The original addition on "The Heights" was Denny's Addition, which was replatted in 1892. The larger section of the tract acquired to the north was likewise replatted as Denny's 2nd Addition in 1892. At the northeast corner of this plat, immediately south of Highland Park, Win Smouse acquired 5.5 acres and platted his North Side Addition. He also acquired a large tract of land from George S. McKay to the west of Highland Park, selling this land as one-acre or larger tracts along the west side of N. Marion Ave.⁶¹

The 1894 map of Washington shows the addition of these new neighborhoods as well as the development of the earlier plats to date (Figure 20-24). The city was divided into four wards at this point, with First Ward in the northwest part of town, Second Ward in the northeast part of town, Third Ward in the southeast portion of town, and Fourth Ward in the southwest part of town. The original 25-block plat was thus divided into portions of each ward, as were plats to the east. By 1894, buildings are depicted on approximately 80% of the lots in the original town. More than 90% of the lots to the east in Northeast Washington (1856) and East Washington (1855) have houses, and numerous houses have already been built on the more recent L. Smouse (1889) and Dawson (1891) additions. As noted, Win Smouse's East Side Addition (1882) has around 30% of the lots developed, with only 10% in Smouse's 2nd Addition to the east (1884). The area to the south of the original plat, subdivided by various people and additions from 1856 to 1892, had development on approximately 90% of the blocks immediately to the south, in Swift's Subdivision, and along S. Iowa Avenue and S. Green Street (now S. 2nd Ave) leading out

⁵⁸ "Highland Park Addition," *Evening Journal*, April 29, 1892, 3

⁵⁹ "Men Who Make a City," *Washington Gazette*, January 6, 1893, 6

⁶⁰ Burrell 1909, Vol. 1: 437

⁶¹ Burrell 1909, Vol. 1: 438

of town. The large plats of A.W. Chilcote to the southeast have only a handful of houses at this time. On the west side, houses are found on approximately 80% of the lots in the original addition to Washington (1840), similar to the original town (1839). The Western Addition (1860) has houses on about 60% of the lots, and Southwest Washington (1856) has houses on about 70% of the lots. The larger Addition to Southwest Washington (1856) to the west has a handful of houses along South St (now W. Madison St). The immediate additions to the north, including Denny's Addition (1875) and Margaret M. Young's two additions (1870, 1875) are more densely developed, with about 90% of the lots depicted with houses. The additions to their north, including J.M. Young's Addition (1881) and Denny's 2nd Addition (1892), are more sparsely developed at 30-50%. Highland Park (1892) to the north is depicted as fully platted, though with only nine houses built and the lake indicated in the northeast corner. In the northeast section of Washington, south of Highland Park and east of Denny's Addition, large tracts of land are owned by Win Smouse and indicated as Columbia Outlots, with a baseball park at one corner. The land to the south has a half-mile track, owned by L.S. Wagner.

Though waning a bit from the early 1890s, residential development continued to be strong in Washington through the end of the 19th century. The *Evening Journal* noted in May 1894 that there were a good number of vacant houses in the city, but new ones were still being built, including two on the Heights and some in South Washington.⁶² Construction continued into the fall, with at least five houses started after November 15.⁶³ In February 1895, the Washington Building and Loan Association noted that they had approved new loans for \$4,000, with about the same amount on file for applications not yet processed, indicating that the coming season may see more residences built in any one year in history.⁶⁴ The *Gazette* noted in April 1895 that 17 new residences were reported under construction in the Fourth Ward, believed to be the highest for any ward.⁶⁵ Win Smouse continued development in Highland Park addition in spring 1895, with articles highlighting it as well as his new development planned for the Columbia Outlots in both the *Gazette* and the *Evening Journal* in May 1895. The lake in Highland Park has been planted with willows, and the adjacent park set out with evergreens, elms, and soft and hard maples. A total of 300 trees had been planted in the addition. A number of new residences were under construction, and several men had bought lots and would likely build soon. Smouse was working on grading streets in the Columbia Outlots, as well as working on drainage, sewers, and sidewalks. He had started four residences, with more expected to follow. With elegant young shade trees planted, lots were selling for \$125-\$375.⁶⁶ The plat for the Columbian Addition was officially filed in March 1896.

Through the end of the 1890s, the Queen Anne style continued to dominant residential architecture in Washington. So much so, in fact, that it frustrated the editor of the *Gazette*: "Our city would be much more attractive if there were not so much sameness in the architecture. There seems to be one plan after which, with some slight variations, most of our new residences are built. The plan is a good and convenient one, but it does not follow that just as good plans

⁶² "Pick-Ups," *Evening Journal*, May 22, 1894, 1

⁶³ "Local and Personal," *Gazette*, December 21, 1894, 3

⁶⁴ "Local and Personal," *Gazette*, February 22, 1895, 3

⁶⁵ "Local and Personal," *Gazette*, April 26, 1895, 2

⁶⁶ "A Fine Drive," *Gazette*, May 24, 1895, 3; "The Columbian and Highland Park Additions," *Evening Journal*, May 22, 1895, 1

may not be easily secured with more variety in outward appearance.” There had been wonderful growth in building new residences in 1895, and most of them were well-built, roomy houses. A handful did find new and attractive styles of residences, including those of Dr. Rork, J.A. Young, and Roy Davis.⁶⁷ While most of the residences continued to be frame construction, a handful of brick houses were built. In October 1895, the *Evening Journal* noted that Frank Swift was building two of the neatest brick houses in the southwest part of town that you ever saw – two story houses with all the modern conveniences. The grounds had been terraced and graded and cement walks and steps laid. He was noted as having bought, improved, and beautified several other lots in town over the years as well.⁶⁸ It is likely that the article referred to the pair of similar brick houses on lots owned by Swift at 315 S. Avenue C and 319 S. Avenue C in the west side neighborhood (Survey #WS-149; Iowa #92-00429; Survey #WS-150; Iowa #92-00428). The houses are noted for their similarity in design, with Swift then listed as living in the corner house (319) into the early 20th century (Figure 25). In this period from 1894 to 1900, ten frame Queen Anne houses were built throughout the west side neighborhood, along W. Jefferson, on the east end of W. Jefferson, on the west end of W. Main, and on blocks along S. Avenue C and S. Avenue D. As noted, many of them followed the traditional hip-roof form with projecting gable-roof sections and bay windows. A handful departed from the “norm,” such as the house built for Carl M. and Helen Keck at 522 W. Washington Blvd in 1897 (Survey #WS-68; Iowa #92-00392). This house followed a more cubical form, with a rounded front section and wide eaves (Figure 26).



Figure 25. Brick house built by Frank E. Swift at 315 S. Avenue C (December 2014).

⁶⁷ “Here and There,” *Gazette*, September 20, 1895, 1

⁶⁸ “50 Years Ago,” *Evening Journal*, October 13, 1945, 4



Figure 26. Carl M. and Helen B. Keck House at 522 W. Washington Blvd (December 2014).

A handful of additional plats were filed by the end of the 19th century (Table 7). As noted, Winfield Smouse filed the plat for the larger Columbian Addition in March 1896, selling lots as well as houses that he had built. The addition included 296 lots in the northeast corner of Washington, north of the railroad and south of his Highland Park addition. With his brother Leonard, he then acquired the west half of the land between the Columbian Addition and the railroad tracks, platting an additional 70 lots in this area as L&W Smouse's Northeast Addition. Win Smouse also bought land to the west of his Highland Park addition along the west side of N. Marion Avenue, and he platted large one-acre or larger lots that he then sold separately.⁶⁹ Additional land was also subdivided in previous additions, such as Boden's Subdivision in Block 5 of Denny's Addition in 1896. The last tract of property between Northeast Washington (1856) and Smouse's East Side Addition (1882), which was owned by M.J. McConaughy, was platted as McConaughy's Addition in 1896. This plat added 16 lots south of Dawson's Addition between E. Washington and E. Main Streets. Finally, the tract of land along the south edge of Washington between the railroad tracks and A.W. Chilcote's 1880 addition that was owned by W.E. Chilcote and A.W. Chilcote on the 1894 map was then platted into large out lots as W.E. Chilcote's Addition in 1897. While lots were sold in these other tracts, Smouse appears to have been the only one with a focused development plan. In November 1899, an advertisement for Winfield Smouse & Co (real estate and loans) notes that lots and tracts were for sale in Smouse's East Side Addition and in his beautiful new additions north of the city. He was now completing several new residences in these additions, with terms to suit including monthly payments if

⁶⁹ Burrell 1909, Vol. 1: 438

desired.⁷⁰ However, the growth of Washington does not appear to have kept pace with the amount of land available in his new additions.

Table 7. Plats filed in Washington from 1895 to 1900

Date	Plat name (addition, if subdivision)	Part of town	Plat reference
1896-03-11	Columbian Addition	northeast	Plat Book (Irr) 01: 288
1896-03-12	Boden's Subdivision (Denny's Addition - Block 5)	north	Plat Book 01: 289
1896-11-05	McConaughy's Addition	east	Plat Book (Irr) 01: 291
1897-05-29	W.E. Chilcote's Addition	southeast	Plat Book (Irr) 02: 292
1898-11-04	Northeast Addition (L& W Smouse)	northeast	Plat Book (Irr) 02: 296

While development efforts continued by Winfield Smouse on the north and east sides of Washington, residents of the neighborhood on the west side also discussed potential improvements to their neighborhood. A number of new, large Queen Anne homes were being built throughout the 1890s on this side of town, and a large tract of open land remained available at the west edge of the Western Addition and into the Southwest Addition. Prominent residents of this neighborhood met at the home of Frank Stewart (603 W. Washington Blvd) in June 1899 for the purpose of obtaining land on the west side of their neighborhood for a park. A notice in the *Washington Press* from July 26, 1899 notes: “An association is forming to open a park in the west end of town; H. & W. Scofield will lease for 20 years the old Melville tract and the old 2nd U.P. Site west of Jas. Work's home, and Wm. Fulton will lease ditto his two lots on the Sigourney road...in all about 10 acres, well wooded. A lake can be formed, with rustic bridges over the “draw.”⁷¹ The leases for the park association with Scofields and Fultons, with an option to purchase the property, were signed by Frank Stewart (603 W. Washington) Carl M. Keck (522 W. Washington, Burrell's son-in-law), Charles H. Keck (410 W. Washington, uncle of C.M.), Howard A. Burrell, (527 W. Washington and editor of the *Press*), and J.R. Campbell (631 W. Washington). The membership in the park association was \$1 per year, with plans to improve the land with drives, bridges, a lake, ornamental trees, and other landscaping.⁷² The annual meeting of park association stockholders was held on November 9, with a number of improvements already completed. *Evening Journal* noted five entrances to the park, two on the south (off of W. Madison), two on the east (at W. Washington Blvd and W. Jefferson Stret), and one on the north along the land of Will Graham (now Avenue H).⁷³ When the park was initially discussed, Howard A. Burrell began to refer to it as Sunset Park in his *Washington Press*, and the name stuck, later becoming the formal name of the park.⁷⁴

⁷⁰ “Winfield Smouse & Co,” *Gazette*, November 10, 1899, 5

⁷¹ *Washington Press*, July 26, 1899

⁷² *Washington Press*, August 2, 1899

⁷³ “Transformation At New Park - Sunset Beginning to Look Like a Resort - Much Work Being Done - Before Cold Weather Stops the Work of Filling In,” *Evening Journal*, November 11, 1899.

⁷⁴ “Washington's Beautiful Parks,” *Evening Journal*, April 26, 1913, 9

Construction was brisk throughout Washington in 1899 at the end of the 19th century. Contractors were already reporting in February that more new residences would be built in 1899 than in the previous year.⁷⁵ Notes on people building new residences were published throughout spring, including lots throughout town.⁷⁶ By August, a total of 29 residences were noted as having been built or under construction, primarily first class homes that would add immensely to the beauty of the city.⁷⁷ By the end of the year, 51 houses were noted to have been built or significantly remodeled.⁷⁸ Overall, the new development was noted to add much to Washington's reputation of being a city of beautiful and modern homes.⁷⁹ In addition to residential construction, fire struck the old South School, which had been used as a high school. In March 1899, bonds were approved for two new schools, a new high school and a new primary grades building. Brick from the old building was salvaged by W.A. Stiles and stored for use in the new building. Weary & Hahn, architects, of Freeport, Illinois, designed the new school buildings, and Howard H. Hahn moved temporarily to Washington to look after construction of the new schools and other business for the firm.⁸⁰ The new high school was built on the site owned by the school in the neighborhood to the west of the courthouse, located on the northwest corner of W. Main Street and N. Avenue D. The building would later be converted for use as the junior high.⁸¹

Throughout Washington, houses had been built in nearly all the additions by 1900. A map of the extant residential properties built by 1900 continues to show houses from this period throughout town (Figure 27).⁸² As expected, the greatest concentration of these properties is found in the neighborhoods immediately adjacent to the downtown / original plat area. While a number of properties are found on the west and south sides, the east side neighborhood comprising Northeast Washington, East Washington, Smouse's East Side Addition, and the additional subdivisions within this general area shows a larger concentration of these properties. Likewise, the neighborhood immediately to the north of the railroad tracks comprising Denny's Addition and M.M. Young's additions also show a larger concentration of these properties. Most of Smouse's large additions (2nd East Side Addition, Columbian Addition, Northeast Addition, North Side Addition, and Highland Park) have only a scattering of extant house built by 1900.

In the surveyed neighborhood on the west side of Washington, 53 extant properties had been built by 1900, including 21 built in the period from 1856 to 1885 and 32 built in the period from 1886 to 1900. The 32 houses built from 1886 to 1900 include 29 two-story houses and three one-and-one-half-story houses. Two were brick, while the remaining houses are frame

⁷⁵ "Local Events," *Gazette*, February 3, 1899, 8)

⁷⁶ "Local Events," *Washington Gazette*, March 24, 1899, 4; "Washington is Growing," *Evening Journal*, June 14, 1899, 2

⁷⁷ "Local Events," *Gazette*, August 18, 1899, 6

⁷⁸ "Fifty-One New Homes," *Evening Journal*, January 18, 1900, 2

⁷⁹ "Washington is Growing," *Evening Journal*, June 14, 1899, 2

⁸⁰ "Local Matters," *Evening Journal*, May 10, 1899, 3; *Evening Journal*, August 16, 1899, 4

⁸¹ After the new junior high was built, administrative offices were moved into the building. Due to the aging condition of the building, offices were moved out in 1967 and the building demolished. New administrative offices were built on the site in 1974, which are still in use today.

⁸² Data for the map was obtained from the Washington County Assessor, and it contains the estimated dates of construction in the county system, rather than researched/confirmed dates of construction through survey work. Mapping generated courtesy of Washington County GIS, utilizing this data.

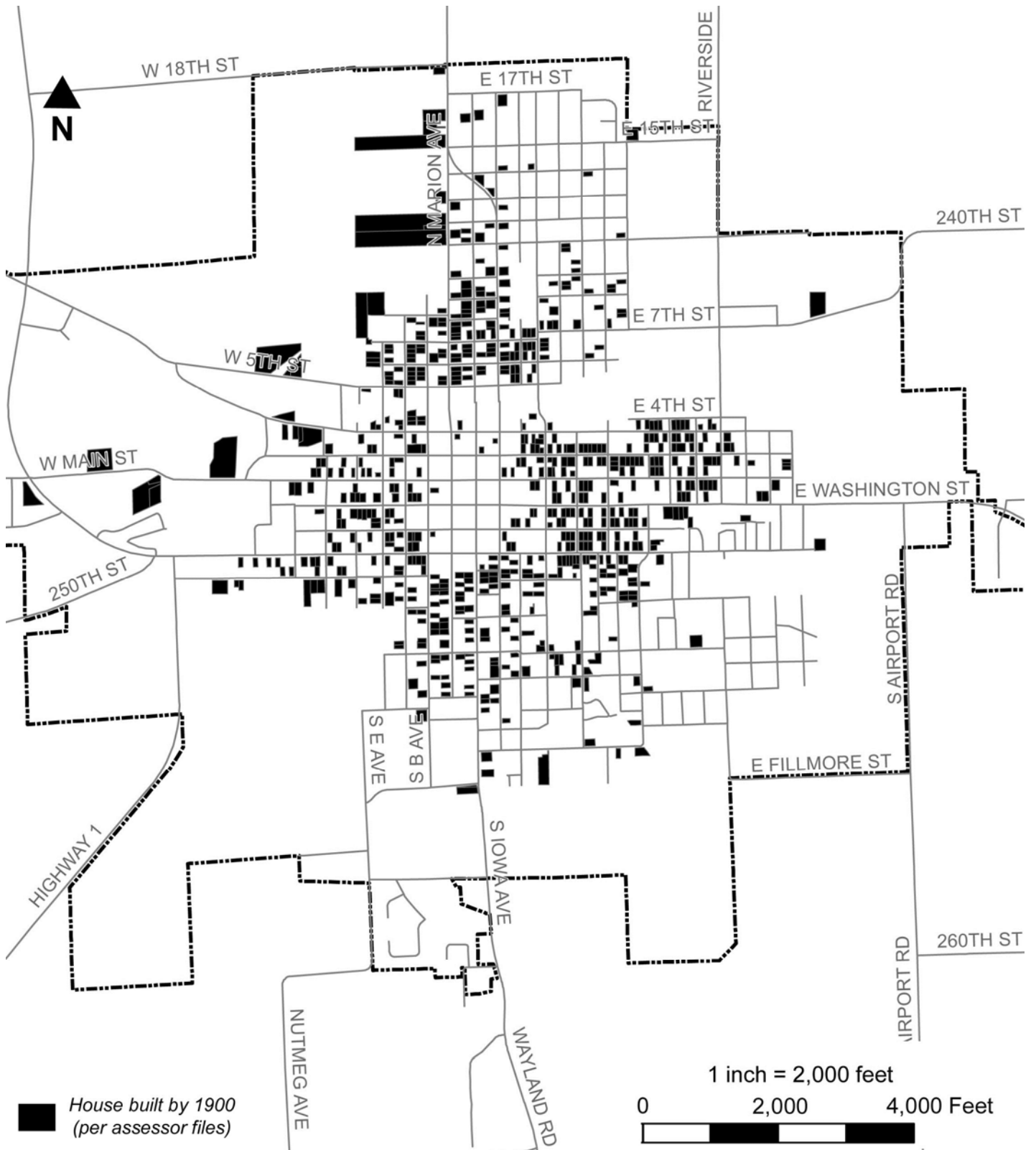


Figure 27. Parcels with extant houses built by 1900 (per assessor records).
Map courtesy of Washington County GIS and data from Washington County Assessor.

construction. The vast majority of these houses (24) reflect the Queen Anne style, with the remaining eight including one Second Empire house, Victorian vernacular, side-gable, gable-front, and L-plan or T-plan forms. While some of the houses built in this period replaced earlier homes on these lots, most were built on previously undeveloped lots. Nearly all of these extant houses built in this period reflect prominent Washington residents, including William Moore (hat store), James Teller (deputy clerk of court), John W. Morton (insurance), Martin Miller (dry goods – The New York Store), John Winter (stockman/farmer), Dr. James Combs (physician), Samuel A. White (banker), Frank Stewart (banker, prominent businessman/investor), Charles H. Keck (banker, businessman), Charles W. Stephens (real estate), Frank E. Swift (contractor / brick and tile works), William A. Wilson (telephone company), James Work (shoe store), and William Hood (*Democrat* owner/publisher). Additionally, a number of houses were built for retired farmers and widows. Per the 1900 census, these prominent Washington residents that constructed houses in this period were born in the United States. Of the 26 heads of households identified in the census, two were born in New York, five in Pennsylvania, one in Vermont, one in Maryland, seven in Ohio, and one in Indiana. Nine were born in Iowa, including several that were natives of Washington, born to early residents of the county. Of these households, only four had parents born outside the United States, with two fathers born in Ireland and three mothers born in Ireland, Scotland, and Germany. One widow who built a house in this period had emigrated from Scotland.

Community Improvements, 1900-1909

The residential growth noted at the end of the 19th century continued into the first decade of the 20th century. However, some changes are also noted in this period, as the decorative Queen Anne style was simplified and alternatives such as Foursquare houses and Colonial Revival styles were built. Residential development likewise was more focused on increasing density in previously platted subdivisions, rather than large new developments. Overall, Washington reached a certain level of maturation in this period through community improvements, including city services as well as the city itself. Streets were paved, organizations started, and new services offered. The start of more business and industrial growth is also noted for Washington in this period, key ingredients that would position the town to sustain its development through the first half of the 20th century.

In the first years of the 20th century, several improvements are noted in city services and organizations benefitting local residents. Early, prominent resident Dr. A.W. Chilcote died in July 1898, leaving his estate to wife Jane Chilcote, who had an interest in supporting development of the city's library. While a public library operated in the city hall, Jane A. Chilcote, widow of Dr. A.W. Chilcote, willed their house on the east side of downtown to the city for perpetual use as a free city library. The library moved into the converted house in October 26, 1901.⁸³ In 1902, a new electric plant was built by the city through bonds, and they ran it in conjunction with the water plant.⁸⁴ The Washington Telephone Company was also incorporated in 1903, with L.D. Robinson, W.A. Wilson, E. G. Fox, H. M. Richer, Orville Elder, F. H. Smith, Dr. E. T. Wickham, F. L. Wilson as stockholders. An additional \$10,000 of stock

⁸³ Burrell 1909, Vol. 1: 302; Fisher 1978: 132

⁸⁴ Burrell 1909, Vol. 1: 418

was issued in May 1906, adding L.H. Wallace and Ralph Smith as stockholders.⁸⁵ Thus, city services for residents were addressed locally in this period. The railroads continued to be a key role in sustaining the economy of Washington through the first decades of the 20th century. The old narrow gauge Burlington & Northwestern line was widened and upgraded to standard gauge in nine hours on June 29, 1902, and it became part of the Chicago, Burlington, and Quincy system. In 1903, the Chicago, Milwaukee, St. Paul and Pacific Railroad (known as the Milwaukee) built their new cutoff line from Rock Island through Washington to Ottumwa. Houses were moved for the construction of this new railroad in 1901 and 1902.⁸⁶ With residential development continuing in older and newer subdivisions, the City Council decided that it would be prudent to adopt a more unified street naming systems, and streets were renamed by resolution on June 19, 1901. The streets through downtown - Iowa Avenue, Marion Avenue, Main Street, Washington Street, and Jefferson Street – remained the same. North-south streets were designed as avenues, and they were numbered to the east (2nd Ave, 3rd Ave, etc.) and lettered to the west (Ave B, Ave C, etc). East-west streets to the north were likewise numbered (2nd St, 3rd St, etc.) and to the south were named for presidents (Madison St, Monroe St, etc.). Thus, some previously street names were found in new locations, and the updates are reflected on the 1902 Sanborn fire insurance map (Figure 28).

Prominent Washington residents, including many living in the neighborhood on the west side of Washington, were involved in spurring new organizations. Orville Elder bought the *Washington Evening Journal* in May 1900, and he made improvements and increased circulation from 800 in 1900 to 2,000 by 1909.⁸⁷ Howard Burrell sold the *Washington Press* to Ralph L. Livingston in 1903, who was soon joined by partner Charles K. Needham⁸⁸ The Washington County Historical Society was organized by prominent residents on June 6, 1905, with Marsh W. Bailey as president, Charles H. Keck as vice president, A. R. Miller as secretary, John Alexander Young as treasurer, and C. J. Wilson as curator. Directors included H.A. Burrell, A. H. Wallace, Frank Stewart, Colonel Bell, S. W. Neal, and C. H. Wilson. They authorized the *History of Washington County* in winter of 1908-09, which was then written by Howard Burrell.⁸⁹ The Daughters of American Revolution (D.A.R.) were also organized on November 19, 1906. Charter members included Dr. Cora Smeltzer, Allen and Nellie Smeltzer Juzeler, Dr. Ida Bailey, Hallie Berdo, Gertrude Stewart, Lorle Rickey Cook, Ella Corbin, Mrs. Everson, Mrs. Harwood, Anna Henderson, Mrs. Mary Lemmon, Maud Morton, Mrs. Laveria Stewart, Mrs. Owen Wilson, and Mrs. E. A. White.⁹⁰ In business notes, the First National Bank reorganized as Citizens National Bank, with Charles H. Keck, president; Carl M. Keck, vice president (nephew of Charles); and Frank R. Sage, cashier. The bank was short-lived, merging into Charles Keck's Citizen's Savings Bank in June 1908. At the time of the merger, officers were Charles H. Keck, president; Carl M. Keck, Frank Stewart, and Ira Sproull (married Minnie Keck, sister of Charles), vice-presidents; and Frank R. Sage, cashier.⁹¹

⁸⁵ Burrell 1909, Vol. 1: 422

⁸⁶ Burrell 1909, Vol. 1: 218; *Souvenir History of Washington, Iowa* 1989: 95; "Recent Improvements," *Evening Journal*, December 23, 1902, 3

⁸⁷ Burrell 1909, Vol. 1: 317

⁸⁸ Burrell 1909, Vol. 1: 313

⁸⁹ Burrell 1909, Vol. 1: 364

⁹⁰ Burrell 1909, Vol. 1: 359

⁹¹ Burrell 1909, Vol. 1: 372

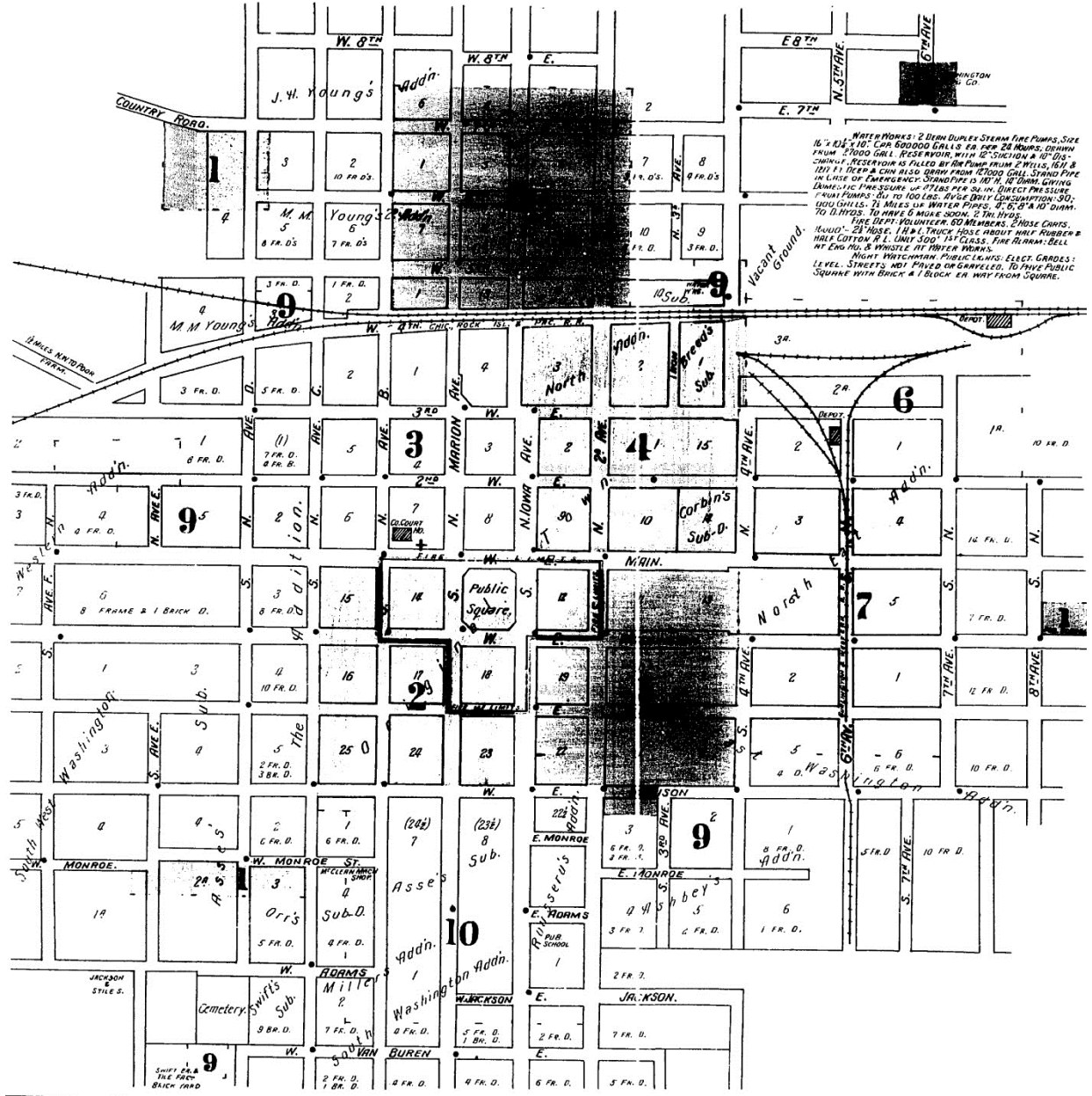


Figure 28. Map of City of Washington in 1902 (Sanborn Map Company 1902: 1).

The strong residential growth noted at the end of the 19th century continued into the first years of the 20th century. In February 1900, the *Evening Journal* reported that prospects were good for building in 1900, with the workmen here having all they can possibly do each year of late. Washington was noted by local residents and visitors for its steady and healthy growth.⁹² Fine new residences were noted as near completion on E. Washington by November, including three that were “especially fine and have all modern conveniences.”⁹³ In January 1901, the *Evening*

⁹² “Prospects Are Good,” *Evening Journal*, February 1, 1900, 2
⁹³ “Local Events,” *Gazette*, November 2, 1900, 8

Journal reported that “The buildings and homes that have been completed the past year are modern and a credit to architect and owner.” Washington was in the midst of good, substantial growth, with contractors all expecting to be busy again in spring. Over 30 residents with new houses under construction were listed in the article.⁹⁴ Win Smouse & Co continued their efforts in this period to develop his new additions, noting that many new homes had been built in Highland Park, Columbian Addition, and North Side Addition, with room for many more. Smouse offered to build to suit for prospective buyers, passing along cost savings of buying materials in bulk to the new owner and offering installment plans for the purchase.⁹⁵ The houses built in 1901 were noted as nearly all having the late and modern improvements. They also showed “taste and variety in architecture.”⁹⁶ In December 1902, the newspaper reported that residence building in the last year was not as extensive as the year previous. However, building in Washington in the last few years “has shown a decided improvement over former years in architectural design.” Overall, the exterior has been made plainer and therefore more lasting, with modern conveniences on the interior including the latest in heating and light fixtures. Additionally, “nearly all the lots within four and five blocks from the square are not occupied with good residences.” Increased density was also noted elsewhere: “While the south and west parts of the city are already well built up, these portions are now more densely settled than ever before.”⁹⁷ The increasing demand for lots in these neighborhoods led to the subdivision of larger estate properties in this period, such as the plat for Keck’s Subdivision in the Western Addition filed on November 7, 1902. The plat subdivided Joseph Keck’s former property into 14 lots, including his brick house on the large corner lot. Additionally, flats (apartments) were noted as beginning to become popular. With the demand for housing near the square, the new Roberts and Smouse flats in the new buildings on E. Washington were built and occupied.⁹⁸

While Queen Anne houses continued to be built throughout the first decade of the 20th century, the shifting architectural tastes to simpler houses promoted the Foursquare style and revival styles such as the Colonial Revival and Classical Revival. A handful of smaller Victorian vernacular cottages were built into the first decade of the 20th century as well. The asymmetrical floor plan, elaborate features, and decorative surfaces of the Queen Anne style began to be tamed by the rising popularity of the Foursquare house over the next decade, resulting in some transitional dwellings. Foursquare houses were cubical, two-story houses, typically with wide eaves, a hip roof, dormers, and a front porch. Elements of Queen Anne houses applied to this form for transitional houses might include a cross gable on the hip roof, and bay windows and oriel windows carried over in a simpler, smaller form. The Colonial Revival style was also popular in the first decades of the 20th century, reflecting early American architecture, such as the Federal style. These houses also typically had a symmetrical façade, accentuated entry with sidelights and/or transom, and windows with multi-light over multi-light double-hung sashes (such as eight-over-eight-light double-hung windows). Classical Revival houses reflected the earlier Greek Revival style of the 19th century, drawing other details from classical architecture as well. Typical features included porches with classical columns, pediments, symmetrical

⁹⁴ “A City of New Homes!” *Evening Journal*, January 18, 1901, 2

⁹⁵ “Win Smouse & Co,” *Evening Journal*, January 18, 1901, 2

⁹⁶ “New Residences the Past Year,” *Evening Journal*, January 2, 1902, 2

⁹⁷ “Recent Improvements,” *Evening Journal*, December 23, 1902, 3

⁹⁸ “Recent Improvements,” *Evening Journal*, December 23, 1902, 3

facades, and classical details like dentils, entries with sidelights, and multi-light windows. These styles typically had simple, elegant lines and proportions.⁹⁹

In the surveyed neighborhood on the west side of Washington, 22 houses were built from 1900 to 1909, including 14 built from 1900 to 1904 and eight built from 1905 to 1909. The 14 houses built in the first half of this period include eight houses that reflect elements of the Queen Anne style, however all are simpler forms than those built in the previous decade. Simpler Queen Anne houses included a hip-roof form with projecting gable-roof sections on two or three sides, such as the house built at 618 W. Main Street to replace the older Coxe house (Figure 29) (Survey #WS-124; Iowa #92-00784). This house, as well as three others on the west side, were highlighted in the December 1902 article: “In the vicinity of Sunset Park, Daniel Wilde has just completed one of the handsomest little cottages in town. On West Washington, Harry Montgomery has just handsomely furnished and moved into his new frame dwelling. A modern home was erected by William Fulton on West Main street, where he and family are now cozily located. The old Dr. J.C.W. Coxe property off West Main street has been torn down and in its stead Frank Swift is finishing up a large and comfortable dwelling house.”¹⁰⁰ These four houses reflect the variety of houses built in this period, highlighting the variations in styles apart from the Queen Anne. The house of Daniel Wilde was built at 209 S. Avenue F on the west edge of the neighborhood at the corner with W. Washington and just north of James Work’s Queen Anne house built in 1895 (Survey #WS-81; Iowa #92-00431). The one-story house was the only one built in this period reflecting the Victorian vernacular style in the neighborhood (Figure 30). The home of William Fulton at 607 W. Main was one of the first built on a lot in Keck’s Subdivision (Survey #WS-116; Iowa #92-00164). This house reflects the traditional, simple Foursquare design built in the first decade of the 20th century, a cubical house form with hip roof and dormers (Figure 31). Harry Montgomery’s house at 409 W. Washington Blvd drew on elements of the Colonial Revival style combined with a simpler, symmetrical form (Figure 32) (Survey #WS-52; Iowa #92-00370). One example of a more traditional Queen Anne house built in this period was constructed in 1904 for James B. and Julia Crail at 309 W. Washington Blvd (Survey #WS-47; Iowa #92-00367).

While the original association for Sunset Park had been formed in 1899, the park on the west side of Washington officially became a city park in 1904. Not all members of the park association were diligent in paying their dues, and the association fell behind on the rent payments. While the owners were lenient in collecting payment, they investigated other options to better fund the park. Some directors met with Abijah Savage, a wealthy public-spirited citizen, and he agreed to donate \$3,000 for the purposes of buying the land for a city park. The owners set \$4,800 as the price for the entire tract, and a subscription for the remaining \$1,800 was successfully raised. The park land was then purchased and deeded to the city in April 1904. Land acquired in 1904 for Sunset Park included out lots 2-3-4 in the Addition to Southwest Washington and most of Block 2 in the Southwest Addition (except for east 132' of the north corner - lots 1-2 – homes of James Work and Daniel Wilde). A park commission with three members was established, including Frank Stewart.¹⁰¹

⁹⁹ Ames and McClelland 2002: 59; McAlester 1997: 355-358; 417-418; Carley 1994: 212-221

¹⁰⁰ “Recent Improvements,” *Evening Journal*, December 23, 1902, 3

¹⁰¹ “Washington’s Beautiful Parks,” *Evening Journal*, April 26, 1913, 9



Figure 29. Adam Wombacher House at 618 W. Main Street (December 2014).



Figure 30. Daniel and Elizabeth Wilde House at 209 S. Avenue F (December 2014).



Figure 31. William and Helen Fulton House at 607 W. Main (December 2014).



Figure 32. Harry and Belle Montgomery House at 409 W. Washington (December 2014).

Sidewalk and street improvements were other enhancements to neighborhoods in this period. The first cement walks replace board walks around the square in 1900 by George Carlin of Oskaloosa. They were extended in spring 1901 by local contractor J.J. McKeone.¹⁰² In May 1903, the contract for brick paving around the square was awarded to McCarthy Stone Company of Davenport, with the concrete curbs awarded to McKeone and Shields. Additional resolutions were passed to extend the brick paving from paving from the square to one block in each direction on W. Main, W. Washington, E. Washington, S. Iowa, and S. Marion the following winter, as well as the alleys between streets.¹⁰³ In May 1903, ordinances were passed for establishing the grade of streets and distance of the curb from the lot line. New, larger sewers were laid as streets were graded and improved.¹⁰⁴ Cement walks in neighborhoods were financed by residents. On the west side, the *Evening Journal* reported in October 1903 that cement walks were to be poured in front of Dr. Dewey's house (403 W. Washington), with the homes in the 300 block to follow suit (Moore (321 W. Washington), Harwood (315 W. Washington), Crail (309 W. Washington), and Burroughs (305 W. Washington)). When they were done, it would be the longest continuous concrete sidewalk in city, almost two blocks.¹⁰⁵ In June 1904, a petition was presented by Ralph M. Smith (509 W. Washington) for improvement of W. Washington per plans submitted with petition, and initial grading was ordered on June 30.¹⁰⁶ Not until May 10, 1906 was a resolution passed to pave W. Washington as a boulevard, with the contract for brick paving awarded to Magden and Sheely of Des Moines.¹⁰⁷ By 1909, brick paving extended one block from the square in each direction, north on Marion and Iowa to the railroad tracks, east on Main to H.M. Eicher's residence, and west on Washington to an entrance to Sunset Park. Of the latter, Burrell wrote in 1909: "the center of that was street boulevarded, or an island of grass, trees, dandelions, and other choice weeds was washed by brick on either flank." With the improvement, the result was "such a stimulus to driving, automobiling, promenading! Gospel Ridge used to be a silent street, shaded by giant elms...it was like a deserted village, but now the honk-honk and smoke and smell of mobiles keep us alert as a pitcherful of Egyptian vipers."¹⁰⁸

The map of Washington published in 1906 shows the extent of the platted additions and city limits for Washington by this date (Figure 33). No large new additions had been platted since Smouse's last addition in 1898, and the overall size of the city is similar to that depicted on the 1894 map. Additionally, only two subdivisions of larger property were made in the early 1900s, Keck's Subdivision (14 lots) in Western Addition in November 1902 and Cunningham and Knupp Addition (18 lots) on the former land of A. Harvey and Phillip Grassell north of L. Smouse's Addition between Northeast Washington and Smouse's East Side Addition in February 1903 (Table 8). The property to the northeast of this addition would then be subdivided and platted as Smith's Addition in February 1909. Only one additional plat was filed by 1910, subdividing the property west of Western Addition and the railroad tracks as Northwest Addition in December 1909. Overall, the land added to Washington through the numerous original additions in the 1850s and further additions in the 1880s-1890s provided ample space for additional construction over the next decades. The map depicts Sunset Park overlaid on the

¹⁰² Burrell 1909, Vol. 1: 405

¹⁰³ Patterson 2004: 1; Burrell 1909, Vol. 1: 425

¹⁰⁴ Patterson 2004: 1

¹⁰⁵ "Cement Walks," *Washington Journal*, October 14, 1903

¹⁰⁶ Patterson 2004: 2

¹⁰⁷ Patterson 2004: 3

¹⁰⁸ Burrell 1909, Vol. 1: 425

Table 8. Plats filed in Washington from 1900 to 1909

1902-11-07	Keck's Subdivision (Western Addition)	west	Plat Book 02: 228
1903-02-09	Cunningham and Knupp Addition	east	Plat Book 02: 232
1909-04-15	Smith's Addition	east	Plat Book (Irr) 02: 273
1909-12-04	Northwest Addition	west	Plat Book 02: 280

previous additions on the western edge of Washington, with additional platted but undeveloped land yet to its west. Win Smouse's park in the northeast corner of Highland Park addition is also depicted on the map, developed with a large lake complete with an island. Churches are generally located within the original town plat within a couple blocks of the square, with the exception of St. James Catholic on W. Main, the Seceder Church on S. Avenue D, and the African Methodist Episcopal church on S. Avenue C.

While physical growth was limited, several manufacturing interests began in the first decade of the 20th century that would sustain the economy of Washington into the middle of the 20th century. In 1903, Hugh McCleery began manufacturing calendars in the basement of his new home at 615 E. Main St, a business that would grow to a building on his lot and then to a large factory by 1924.¹⁰⁹ In 1905, the Washington Manufacturing Company was organized by Frank Stewart with \$25,000 capital. Initial directors were Winfield Smouse, president; William A. Cook, vice president; Carl M. Keck, secretary, and Frank Stewart, treasurer and manager. They manufactured wagon boxes, shoveling boards, and barn floor scrapers.¹¹⁰ In 1907, F.B. Mills & Company of Syracuse, New York built a three-story brick building north of the railroad tracks in the northeast section of town as well that served as their branch seed house and western distribution point. One impact of the mail-order seed business on Washington was the later construction of a larger post office in 1916.¹¹¹ In the old pipe organ building near the Washington Manufacturing Company, the American Pearl Button Company started business in Washington in 1908, partnering with Fred Giesler of Muscatine. Local directors were Frank Stewart, president and manager, Fred Giesler, vice president; Charles H. Keck, treasurer; and H.A. Pauls, secretary. By 1909, they employed 70-100 annually to manufacture pearl buttons from mussel shells from the Mississippi and other rivers.¹¹² Telephone service locally was upgraded in 1907 with increased stock and extensive improvements that rebuilt the entire system. By 1909, over 1,600 customers were served in Washington, with exchanges in Brighton, Riverside, Kalona, West Chester, Olds, Haskins, Wayland/Coppock, Ainsworth, Wellman, Keota, and Richland.¹¹³

While frame construction continued to dominant the new residential construction in Washington throughout the first decade of the 20th century, the traditional stone foundation began to be replaced by a new material. Local contractor J.J. McKeone began to work with concrete in Washington in 1901, installing many of the first concrete curbs and sidewalks in Washington over the following years. He laid the first concrete foundation for the John Shields & Sons cement store room in 1902, entering into a brief partnership with John Shields (building materials).

¹⁰⁹ "Recent Improvements," *Evening Journal*, December 23, 1902, 3; Fisher 1978: 113

¹¹⁰ Burrell 1909, Vol. 1: 429

¹¹¹ Burrell 1909, Vol. 1: 423

¹¹² Burrell 1909, Vol. 1: 430

¹¹³ Burrell 1909, Vol. 1: 422

McKeone bought the first cement block machine in southeast Iowa in fall 1903, beginning to experiment with concrete blocks. In 1904, he bought the first concrete mixer in the county, completing early concrete work for bridges and culverts throughout the county.¹¹⁴ Newspaper advertisements for McKeone & Shields in May 1904 notes that they were contractors for all kinds of concrete masonry, hollow concrete building blocks, concrete foundations, cement walks, curbing, cellar floors, steps, window sills, water tables, and coping. They had Portland cement, crushed limestone, and river sand for sale, as well as sidewalk blocks already made and for sale at the yard.¹¹⁵

With increasing demand for concrete work, other contractors also expanded into this area. By 1907, Tobe Minick and Son also advertised in the newspaper as contractors for concrete, brick, and stone masonry.¹¹⁶ Both cement contractors anticipated a busy year in April 1908, especially for cement sidewalks. J.J. McKeone was planning to introduce a new porch post, a new element in his cement line, and he anticipated that his cement block manufacturing plant north of the depot would be a busy place in spring. Tobias Minick & Son also manufactured cement blocks, and they were presently engaged in putting in a new cement block front on the building owned by Dot Hollingsworth on the southwest corner of the square (205 S. Marion).¹¹⁷ By 1909, both J.J. McKeone and T. Minick & Son were noted as making plain and ornamental concrete blocks for house foundations, which was a growing and promising industry.¹¹⁸ In April 1909, J.J. McKeone installed one of the latest and best concrete mixing machines at his yards, the Coltrin Concrete Mixer No. 9 with a capacity of 90 cubic yards of concrete each day with perfect proportions of concrete, gravel, sand, and stone. Additionally, he owned an adjustable block machine that had 18 designs. The blocks were faced with white Portland cement to make them waterproof. McKeone also completed all kinds of concrete work, including sidewalks, foundations, buildings, columns, etc. and was especially pleased to do reinforced concrete work.¹¹⁹

J.J. McKeone was also involved in the construction of the “fireproof” house for Smith and Jennie Brookhart at 1203 E. Washington Street in 1909 (listed on the NRHP in 2005, currently part of the United Presbyterian Home). Fireproof construction was popular throughout the Midwest in this period, and this is the earliest known example in Washington. The *Evening Journal* described the construction of the \$8,500 dwelling designed by Clausen and Clausen of Davenport and built by local contractors J.J. McKeone (concrete), Roy Davis (brick), and Harry Shrader (interior) in April 1909 (Figure 34). The floors were hollow tile block construction with reinforcing steel rods. Concrete was poured over the tile block to create concrete beams and for a depth of 2” on top of the tile block, with the floor finished in mosaic, tile, or cement. The use of the tile block lightened the weight of the floors for “fireproof” construction. The exterior walls were finished in vitrified brick, giving the house the appearance of a brick structure. The roof was constructed similarly to the floors, a unique construction method that attracted the attention of Chicago architect and reinforced concrete construction specialist Abraham Adler. Asbestos shingles then finished the fireproof dwelling.¹²⁰

¹¹⁴ “J.J. McKeone,” *Evening Journal*, April 26, 1913, 27

¹¹⁵ *Evening Journal*, May 11, 1904, 2; *Evening Journal*, July 11, 1904, 3

¹¹⁶ *Evening Journal*, July 31, 1907, 3

¹¹⁷ “Spring Building,” *Evening Journal*, April 9, 1908, 6)

¹¹⁸ Burrell 1909, Vol. 1: 406

¹¹⁹ “A New Cement Machine,” *Washington Journal*, April 3, 1909, 2

¹²⁰ Naumann 2005: 8:20

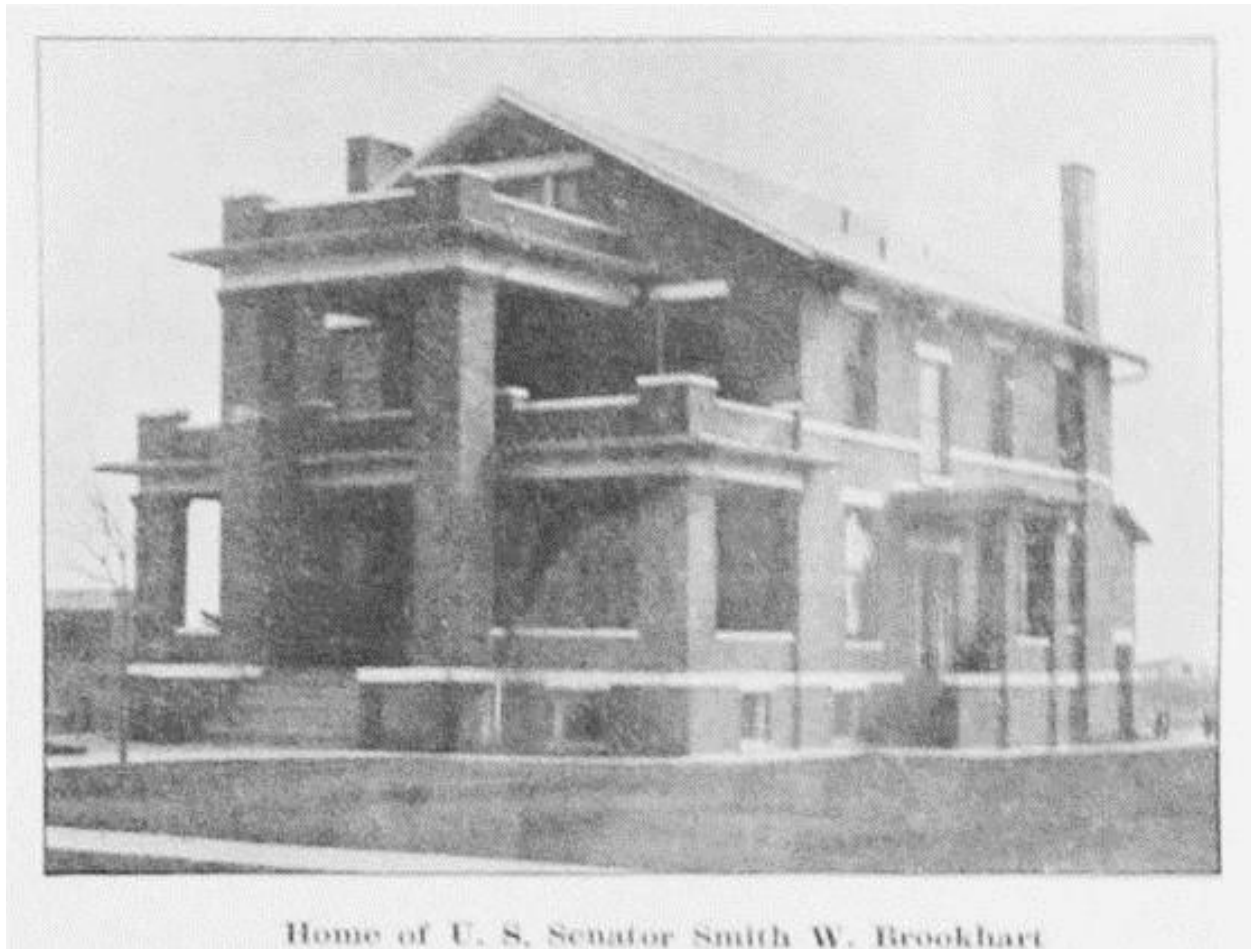


Figure 34. Brookhart House (*Evening Journal*, April 3, 1926, 38).

After a few slower years, construction of buildings again picked up in the latter years of the first decade of the 20th century. In April 1908, the *Evening Journal* reported that there were prospects for an unusually busy spring and summer for carpenters, cement men, and lumber dealers of this city and vicinity. A number of residences and barns were planned in town, with considerable building also in the country. The price of pine lumber had decreased since the previous fall, with those planning to build encouraged to plan to buy lumber before summer.¹²¹ In July 1909, the *Evening Journal* noted that carpenters and contractors were busy this year and full for the season. Several new houses under construction were listed, and a demand for rental houses in the last year was noted. Overall, the increased construction indicated the prosperity of the community.¹²² The eight houses built in the surveyed neighborhood on the west side of Washington reflect a range of housing styles and types. Two continue to reflect elements of the Queen Anne style in cross gables, and two follow the simpler Foursquare form. One house is a wider form, drawing more on the Colonial Revival style. The Thomas J. and Jeannette McElhinney House at 317 W. Jefferson is more decorative with gambrel-roof sections clad in shingles (Survey #WS-11; Iowa #92-00421). The first bungalow built in the neighborhood was constructed in summer-fall 1909 for Mrs. Mary A. Hollingsworth at 611 W. Washington Blvd, replacing the earlier family home on the site that was destroyed by fire (Survey #WS-76; Iowa #92-00378). The earlier home of

¹²¹ "Spring Building," *Evening Journal*, April 9, 1908, 6

¹²² "Some Building This Year," *Evening Journal*, July 8, 1909, 8

Joseph Keck at 504 W. Washington was converted for use as Pleasant View Sanitarium in February 1907, operated as a hospital here for a few years before the building returned to use as a residence.¹²³

Per Howard Burrell in the 1909 *History of Washington County*, “commercial travelers and visitors say [Washington] is one of the prettiest little cities in Iowa,” and it “is, indeed, a comfortable place to live in.”¹²⁴ The town consisted of one-and-one-half square miles, centered on the original town plat and the public square. The square included green grass, healthy trees, fountains, music stand for the band, iron seats, broad cement walks, circle of flowers by Elmer Keck (greenhouses and florist), and electric lights. Sunset Park was located four or five blocks west of the square down W. Washington Blvd, “just beyond Gospel Ridge and its big elms and pious habitants.” It was 12 acres, with about eight maintained through mowing. The park included ample shade from trees, velvet green grass, pure water, electric lights, and plenty of space for residents and visitors to picnic, promenade, lounge, ogle, flirt, and be joyous. Highland Park had been laid out by Winfield Smouse on the north side of town, with a note that it was currently quite far out. As the city continued to grow in that direction, it would be a charming breathing space for part of population.¹²⁵ The town was served by good schools, including High School on W. Main, South School, Wallace School, Centennial School, Heights School, and Kindergarten.¹²⁶ Washington Academy also operated in town.¹²⁷ The town was served by ten churches and two hospitals, and it was protected by 75 hydrants. Banking interests included the Citizens Savings Bank, Washington National Bank, Washington County Savings Bank, and Farmers & Merchants State Bank of Washington.¹²⁸

In the surveyed neighborhood on the west side of Washington, 75 extant properties had been built by 1909, including 21 built in the period from 1856 to 1885, 32 built in the period from 1886 to 1900, and 22 built in the period from 1901 to 1909. The 22 houses built from 1901 to 1909 include 21 two-story houses and one one-and-one-half-story house. One was brick clad in stucco, while the remaining houses are frame construction. The houses reflect a mix of architectural styles including several that have characteristics of both Queen Anne and Foursquare homes, with the former or latter as a stronger influence depending on the house. Other styles influencing construction include the Victorian vernacular, Colonial Revival, and Shingle style. One bungalow was also built in 1909, a house form that would be more popular in the subsequent decades. Similar to the previous period, houses built in this period were typically built by prominent residents and businessmen on previously undeveloped lots, with some replacing earlier homes. Six houses built from 1902 to 1909 were built on lots subdivided from the former Joseph Keck property.

¹²³ City directories, Fisher 1978: 442

¹²⁴ Burrell 1909, Vol. 1: 438

¹²⁵ Burrell 1909, Vol. 1: 433, 438

¹²⁶ Burrell 1909, Vol. 1: 424

¹²⁷ Burrell 1909, Vol. 1: 288

¹²⁸ Burrell 1909, Vol. 1: 374

Residential Development in the First Half of the 20th century: 1910-1945

The leading citizens of Washington entered the 1910s poised for continued growth based on their successes of the past decades and community improvements made in the first decade of the 20th century. However, population continued to grow slowly through this period. The population of Washington had grown from 4,255 in 1900 only to 4,380 in 1910, and it increased slightly more to 4,697 in 1920. In this period, an increasing number of automobiles were found on the roads in Washington, leading to the need for additional road improvements, businesses to serve and service them, and the construction of garages to house them on residential properties. While a handful of automotive-related buildings were constructed in Washington in the 1910s, the designation of the east-west Highway 2 (currently 92) across Iowa and through Washington on July 1, 1920 appears to have spurred additional development. Garages were built on many properties throughout Washington in the period between the 1917 Sanborn map and the 1931 Sanborn map. While a number of two-story houses were built following the Foursquare, Colonial Revival, and Classical Revival styles, the increasing popularity of the bungalow by the 1910s led to construction of a number of smaller homes. Bungalows were built throughout the 1910s and 1920s in Washington. Population continued to grow slowly to 4,814 in 1930, only 559 residents above the 1900 population. However, the business strength of Washington through the 1930s apparently resulted in population growth through this period to 5,227 residents in 1940. With economic conditions poor across the country in the 1930s, smaller homes were constructed. Tudor Revival houses were built through the 1930s in Washington, as well as simple side-gable minimal traditional houses. A renewed effort at community growth and improvements in the late 1930s led to new development in this period, as the country then entered World War II. The war restricted further development in the early 1940s, with Washington then poised for additional growth in the post-war years.

New trends in residential development, 1910-1929

The *Evening Journal* reported in March 1910 that while the previous year was a good year for building, this year was anticipated to be better, with contractors already booked for many months. Residents “will see many new modern residences added to the already large number of which the city can boast.”¹²⁹ New homes were noted to be in progress for contractor J.F. Simpson on W. Main (as well as a carpentry shop on his lot) (509 W. Main, Survey #WS-111; Iowa #92-00405), J.F. McNamera on E. Jefferson (also new barn), Charles H. Keck on W. Main, W.A. Shannon on the Heights, John Swisher on E. Washington, Fred Hammes (replacing one destroyed by fire), and Will Townsley on W. Madison. Several other residents were noted as remodeling homes or building barns, including George Peck remodeling the old Joseph Keck house and building a new barn on the property. A new building type was also referenced. On W. Washington, banker Charles H. Keck was building a new 18 by 24-foot “automobile house” behind his house (410 W. Washington Blvd, Survey #WS-111; Iowa #92-00405). Another “automobile house” was being built jointly for O.K. Clapper and W.M. Keeley at the rear of their lot on W. Washington.¹³⁰

¹²⁹ “Is Much Building,” *Evening Journal*, March 29, 1910, 4

¹³⁰ “Is Much Building,” *Evening Journal*, March 29, 1910, 4

The 1910-11 city directory for Washington is the earliest known directory to include business listings for Washington. The directory appears to be exhaustive in its list, perhaps more so than later city or telephone directories. Contractors, both large and small, are listed in the directory, and the large number likely also reflects the amount of building activity occurring in Washington at the time. Lumber was supplied by Bowman & Knupp (301 N. Iowa Ave), Pauls Lumber Co (316 N. 4th Ave), and A.H. Wallace & Son (301 N. Marion). Washington Brick and Tile Works, now managed by C.W. Long, supplied brick and tile (801 S. Avenue D). J.J. McKeone (509 N. 6th Ave) and Tobias Minick (N. Avenue C) were listed as cement block manufacturers. Building materials, coal, wood, lime/cement, etc. were supplied locally by H.A. Baxter (601 E. 3rd St) and John Shields & Son (407 N. Marion Ave). Masonry contractors included William Bongert (220 ½ S. Iowa Ave), L.R. Davis (510 S. Marion Ave), and Frank Ferguson (1002 N. 6th Ave), while cement/concrete contractors included R.M. Boileau (413 S. 6th Avenue), F.H. Bradford & Son (715 E. Harrison), A. Horsey (444 S. 7th Ave), J.J. McKeone (509 N. 6th Ave), T. Minnick & Son (401 N. Avenue C), Spencer Bros (414 S. 7th Ave). A total of 17 general carpenter/contractors were listed: M.M. Anderson (328 E. Jefferson), F.H. Bradford & Son (715 E. Harrison), W.T. Carpenter (621 Adams), Harvey Carter (421 E. 2nd Street), Frank Edworthy (314 N. Avenue C), W.Q. Hays (731 S. Avenue B), W.F. Jacobs (823 S. 3rd Ave), A.N. Keister (420 W. 5th St), C.J. Latchet (224 S. Marion Ave), J.L. Lohberger (515 N. Avenue C), F.B. McClellan (224 S. Marion Ave), J.A. McCutcheon (825 N. Marion Ave), Harry Shrader (219 S. Avenue C), J.F. Simpson (403 W. Main), M.Y. Wallace (320 E. Madison), John Williams (523 S. Marion), and J.M. Williams (500 S. Avenue B). W.R. McCutcheon is listed separately as a cabinet maker (306 W. Madison), and R.G. McChesney is listed as a house mover (302 S. 2nd Ave). A number of painting contractors were also listed, including decorators C.N. Dodder & Son (945 S. 2nd Avenue). A total of 16 listings are also found under real estate: G.W. Alexander, H.W. Benn, J.A. Carden, O.K. Clapper, B.F. Dixon & Co, Little & Haines, Joseph Hughes, J.G. Kirkpatrick, W.P. Moothart, G.W. Peck, William Roberts, J.A. Shearer, Win Smouse, J.M. Taylor, G.W. Wallace, and C.J. Winter.

Several large construction projects were undertaken in Washington over the next few years. In 1910, plans were approved to build a county hospital, the first county in Iowa to authorize construction under the new law permitting county funds to be used. Construction spanned from 1911-12, with the formal opening on July 15, 1912.¹³¹ Other projects in town in 1912 included the Methodist church, Washington National Bank, Farmers & Merchants State Bank, and Sidney S. Smith & Co garage and armory.¹³² Development of another type occurred with the move of the Alexander and Mary Young Log House from a farm in Cedar Township to Sunset Park. The project was undertaken by the Daughters of the American Revolution (D.A.R.), with the cabin unassembled in January 1912, reassembled on its new site, remodeled and furnished, and opened to the public as a historical building on July 4, 1913 (Survey #WS-146; Iowa #92-00160).¹³³ Sunset Park was also further developed in the early 1910s. By 1913, more than 500 trees were noted as having been planted, land was graded, and the park was seeded under the direction of a landscape gardener. A pavilion was built near the center of the park, with money raised by subscription. City water lines were run to the park later, replacing an early well and windmill.

¹³¹ Fisher 1978: 444

¹³² "Building in 1912," *Evening Journal*, April 26, 1913, 1; "Good Prospect for Building This Year," *Evening Journal*, April 25, 1912, 7

¹³³ Fisher 1978: 130; *Souvenir History of Washington, Iowa* 1989: 23

Around 150 seats with steel frames and wood slats were installed in the park, as well as garbage cans at frequent intervals. Rustic bridges were built over the ravines, adding a picturesque quality. By 1913, initial concrete paving into the park had begun, with the first being the entrance from W. Washington Blvd. A lighting system had been installed in Sunset Park over the last two years, connected to Central Park by lights down W. Washington. A five-foot granite boulder had been uncovered during a sewer project in Washington, and it was used for a memorial to Abijah Savage for his donation.¹³⁴

On April 26, 1913, the *Evening Journal* published a special edition to show as many of the beauties and advantages offered by Washington as an “ideal residence” town. The town was noted throughout the 44-page edition as having the best homes, schools, churches, societies, people, parks, stores, banks, streets, lights, county hospital, court house, jail, railroad connections, and free library.¹³⁵ Overall, “Washington is enjoying a healthy boom, with many costly and handsome residences and large and well equipped business and public buildings in preparation.”¹³⁶ Industrial growth was noted, though more was also sought, and Washington was cited as an ideal location for a residence for a traveling salesman with its excellent railroad connections. The editor argued that there was still a need for good modern residences and apartments, which might be rented for reasonable prices. If suitable residences were built by investors, additional residents would be able to move to Washington, including owners of small factories, business men, retired farmers, and many others.¹³⁷ It was anticipated that 1913 would surpass 1912 for construction, with a number of homes to be built: “West Washington street is to be improved by the addition of at least two new residences on which operations have already commenced. Peter Berdo has purchased a lot near the west end of the street, and has begun the excavating for a handsome modern residence (614 W. Washington, Survey #WS-72; Iowa #92-00396). J.M. Wilson has acquired possession of the large house just west of the Colonel Palmer residence and is tearing it down preparatory to building anew (314 W. Washington, Survey #WS-45; Iowa #92-00383). From all sections of the city come reports of residences to be built, but in the larger number of instances no contracts have been signed and the plans are not to be given out yet.”¹³⁸ A total of 26 photographs of residences in Washington were included in the edition, depicting a range of housing types and styles found in town (Figure 35). In general, large two-story homes were selected for inclusion, with some smaller bungalows also pictured. Additionally, a row of cottages built by George H. Paul (real estate, land company) in east Washington was pictured (15th Avenue), likely promoting the concept of building rental or investment property (Figure 36).

Several financial institutions existed in Washington during this period, including a new one specifically designed to finance real estate. In 1912, the Citizens Savings Bank merged with Washington County Savings Bank to form Commercial Savings Bank, moving operations to the latter’s building at 121-123 S. Marion. In 1913, officers included Charles H. Keck, president;

¹³⁴ “Washington’s Beautiful Parks, *Evening Journal*, April 26, 1913, 9

¹³⁵ “Washington, An Ideal Home City,” *Evening Journal*, April 26, 1913, 1

¹³⁶ “Washington – A Good Field for New Industries,” *Evening Journal*, April 26, 1913, 41

¹³⁷ “More Homes Needed in Washington,” *Evening Journal*, April 26, 1913, 20

¹³⁸ “Building for 1913,” *Evening Journal*, April 26, 1913, 3

Some of Washington's Beautiful Homes



Figure 35. Some of Washington's Beautiful Homes, 1913 (*Evening Journal*, April 26, 1913, 5).

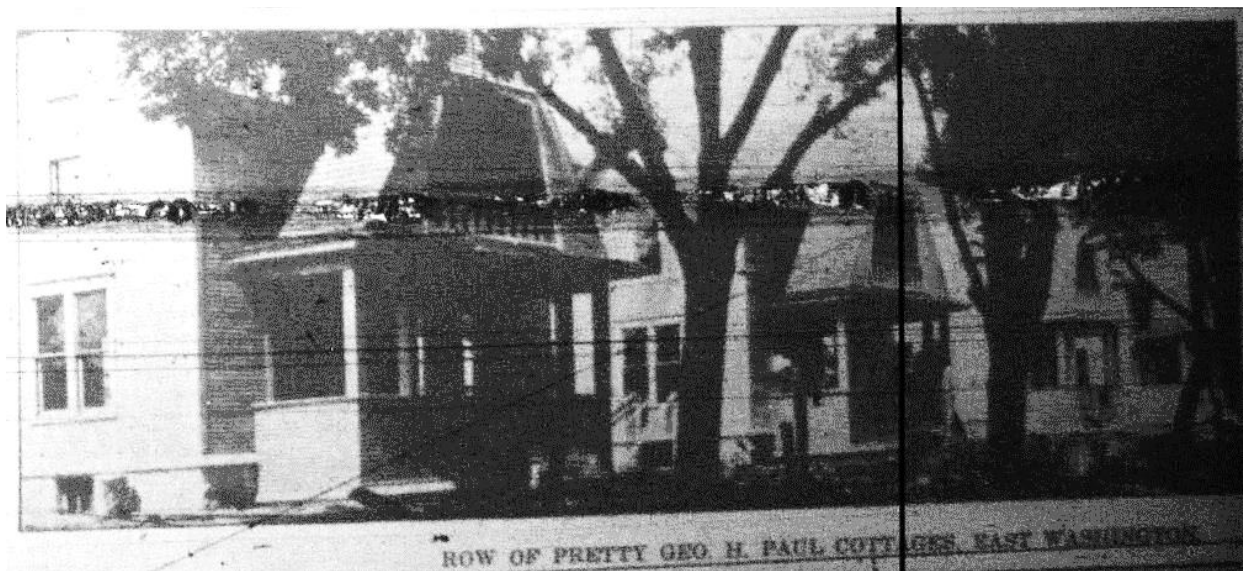


Figure 36. Row of cottages built by George H. Paul on E. Washington (*Evening Journal*, April 26, 1913, 23).

Frank Stewart, vice president; Carl M. Keck, vice president; S.W. Livingston, vice president; D.J. Ross, cashier; and George J. Breitenback, assistant cashier.¹³⁹ In 1912, Charles H. Keck also formed the Washington Loan and Trust Company, filling a need for a local investment company offering real estate mortgages. They advertised in 1913 as offering loans on farms and the best class of residence property over a long time at current rates. Directors included Charles H. Keck, president; Frank R. Sage, secretary; D.A. Boyer, W.A. Cook, and J.M. Bratten.¹⁴⁰ They then operated in the former space of the Citizens Savings Bank at 101 N. Marion. Farmers and Merchants Bank at 100 N. Iowa constructed a new five-story building in 1912, under the direction of officers S.A. White, president; Samuel Thompson, vice president; and R.L. Coulter, cashier.¹⁴¹ The Washington National Bank on the southeast corner of Iowa and Main at 100 S. Iowa then rebuilt their two-story building with a glazed white terra cotta Classical Revival exterior in 1912-13 as well, under the direction of A.H. Wallace, president; William A. Cook, vice president; and W.F. Wilson, cashier.¹⁴²

The demand for smaller houses in Washington and across the country was timed perfectly with the popularity of the bungalow. Typical features of a Craftsman bungalow included low-pitched roofs, wide eaves, multi-light over single-light double-hung windows, exposed rafter tails, and porches with tapered columns resting on short piers. While the one or one-and-one-half story bungalow could have various stylistic elements applied, the Craftsman bungalow was the most popular in this period. Bungalows included various rooflines, including side gable, gable-front, and clipped gable. Bungalows were also built in this period in other styles, which would gain further popularity in the 1920s and 1930s.¹⁴³ In the period from 1910 to 1919, 22 houses were built in the surveyed neighborhood on the west side of Washington. These houses included seven bungalows, mostly side-gable styles. The John O. and Perle Roberts House at 608 W.

¹³⁹ *Evening Journal*, April 26, 1913, 30

¹⁴⁰ *Evening Journal*, April 26, 1913, 1, 4

¹⁴¹ *Evening Journal*, April 26, 1913, 14

¹⁴² *Evening Journal*, April 26, 1913, 24

¹⁴³ Carley 1994: 212-221

Washington is an example of a side-gable frame bungalow clad in wood shingles on the second story (Survey #WS-72; Iowa #92-00396). The house has several characteristic features of the style, including wide eaves, full recessed front porch with wide square columns and low porch rail wall, partially engaged brick chimney with shoulder, centered front dormer with shingles, and shingled side gables (Figure 37). J.O. Roberts worked in real estate for Smouse Real Estate company from 1912 to 1916, then continued in the business in Los Angeles. A number of prominent Washington residents retired to southern California in this period as well, including William and Sarah Scofield around 1904, James H. and Lizzie Young around 1906, and Charles and Minnie Keck around 1914. The bungalow built for Ada B. Davis at 314 W. Main Street around 1917 is a standard variation of the side gable bungalow, with brick on the first story and frame second story (Survey #WS-92; Iowa #92-00412). The house has a full front porch with short piers on brick columns and a brick rail wall, wide eaves with triangular brackets, exposed rafter tails, and multi-light-over-single-light double-hung windows (Figure 38). In other neighborhoods, bungalows were more prevalent, with a larger number of smaller homes built in this period.

Larger homes built in the 1910s primarily reflected the Foursquare or Craftsman style in Washington, with some Colonial Revival and Classical Revival styles also built. While the Prairie School style was popular throughout Iowa in this period, only one example is noted in Washington. The house built for Winfield Smouse at 321 S. Iowa Avenue around 1916 strongly reflects this style in the horizontal lines, wide eaves, and overall detailing (Figure 39) (listed on NRHP in 1982).¹⁴⁴ The wide eaves found on Prairie School houses influenced other styles and types in this period. The larger two-story Craftsman home was also distinguished by wide eaves, as well as decorative square wood shingles on gables or wall surfaces, brackets under eaves, and front porch with Craftsman elements. The traditional hip-roof Foursquare house is a somewhat simplified, plainer version of the more detailed Craftsman house, also typically with wide eaves. Both types of houses built in this period typically had full porches, with Craftsman or Classical style porches incorporated on the Foursquare form. Square oriel windows on the first story or spanning the middle of the house for a staircase window are also common features on these houses. Of the 22 houses built in the surveyed neighborhood, five are larger Craftsman homes and seven are more traditional Foursquare houses. The two-story frame Craftsman house built for Robert and Jean Patterson at 526 W. Main around 1916 includes wide eaves with exposed rafter tails and triangular brackets, a centered front dormer breaking the roofline, a full front porch with battered columns on rusticated concrete block piers, wood shingled gables and dormer, and a square staircase oriel window (Figure 40) (Survey #WS-109; Iowa #92-00419). The more traditional Foursquare house built for James and Martha Gordon around 1911 at 311 S. Avenue C has wide eaves without decorative details, a full front porch with simple square columns, hip-roof dormers on three sides of the roof, and a square staircase oriel window (Figure 41) (Survey #WS-13; Iowa #92-00427). The former Everson house in the 200 block of E. Main was moved into the neighborhood in 1910, remodeled by Edmund D. and Emeline W. Morrison into a Classical Revival home with a full two-story front porch (422 W. Washington Blvd; Survey #WS-58; Iowa #92-00388). The Peter and Lucy Berdo House at 614 W. Washington also reflects a more Classical Revival influence.

¹⁴⁴ Jacobsen 1982



Figure 37. John O. and Perle Roberts House at 608 W. Washington (December 2014)



Figure 38. Ada B. Davis House at 314 W. Main (December 2014)

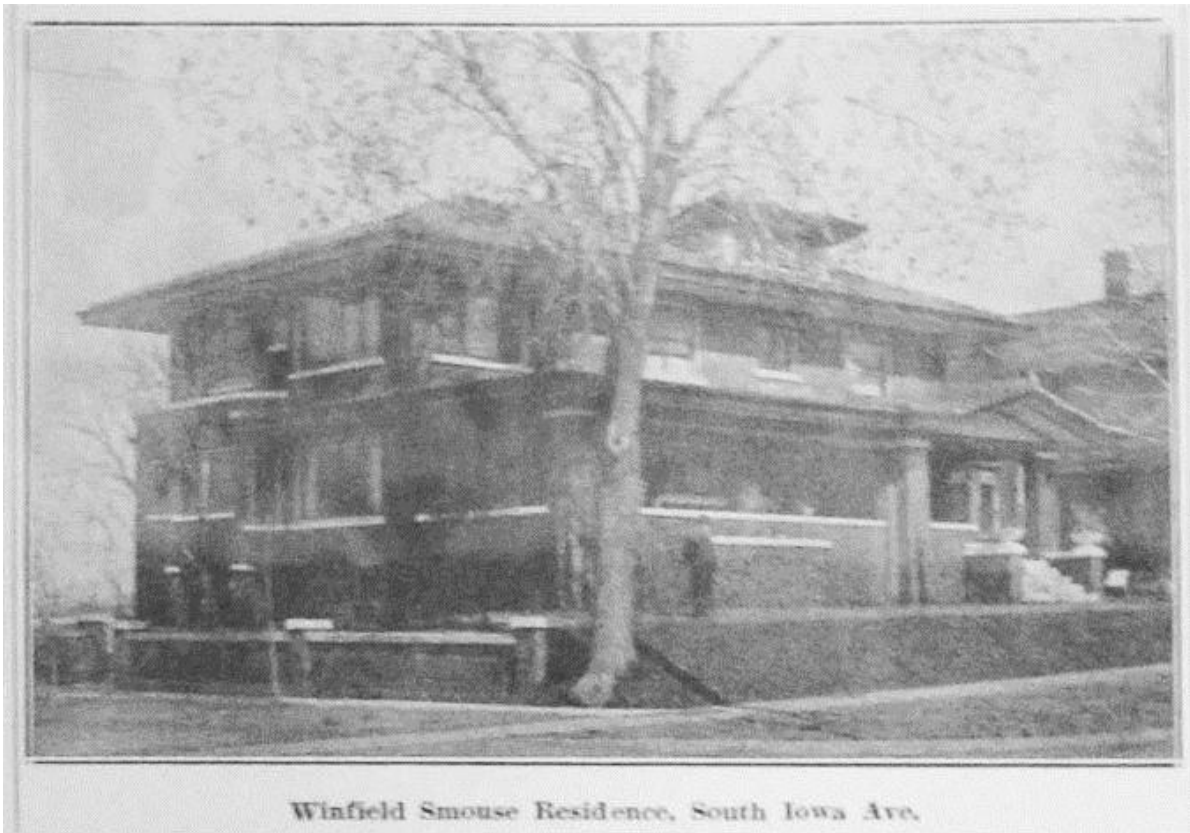


Figure 39. Winfield Smouse House (*Evening Journal*, April 3, 1926, 38).



Figure 40. Robert and Jean Patterson House at 526 W. Main (December 2014)



Figure 41. James and Martha Gordon House at 311 S. Avenue C (December 2014)

The popularity of porches continued to increase in the early 20th century, resulting in houses updated with this attractive feature. The Arts and Crafts movement emphasized natural materials and a connection to the outdoors at the same time that spending time outdoors was promoted for better health. Porches were common features of houses built in the early 20th century, and common additions to earlier houses in this period. Porches in Craftsman or Classical styles typically spanned the front of the house. Craftsman porches usually had wide eaves, square columns, and stylized Craftsman detail. The porch columns were typically shorter and heavier than Queen Anne posts, and they often sat on stone or concrete block piers. The balustrade was also generally heavier turned pieces or simple square pieces.¹⁴⁵ Classical Revival porches typically had round columns with simple or decorative capitals. While new houses were often built with full porches in the 1910s, older houses were also updated with new porches in this period. At least seven extant houses in the surveyed neighborhood on the west side of Washington built prior to 1900 were updated with porches in the 1910s, with an additional five receiving new porches in the 1920s.

Development in this period in the surveyed neighborhood on the west side of Washington continued to be primarily on vacant lots within previously platted subdivisions, as was the case throughout Washington in this period (Table 9). The lots in Keck's Subdivision in the southeast corner of Western Addition platted in 1902 were mostly developed by 1915, and additional out lots in the Western Addition were officially subdivided in 1910. Houses were built throughout the neighborhood in this period, including three houses in the 300-400 blocks of Washington,

¹⁴⁵ Kahn and Meagher 1990: 58-60

four houses in the 500-600 blocks of Washington, two houses in the 300-400 blocks of Jefferson, three houses in the 500-600 blocks of Jefferson, three houses in the 300-400 blocks of W. Main, five houses in the 500-600 blocks of W. Main, and two houses in the 700 block of W. Main. The same pattern of development appears reflected around town, with previously platted vacant lots developed through this period. Two new plats were filed in the 1910s, one to subdivide the large property of Harry Sticher on the south side of Washington between Wilson's Addition and A.W. Chilcote's Addition in 1913 and one to the east of town south of Smouse's 2nd East Side Addition for a new area platted as Shannon Heights Subdivision. Neither of these areas would have significant development over the next decade. In the northwest corner of A.W. Chilcote's Out Lot Addition on the southeast side of town, Woodlawn Subdivision was platted in 1917, just east of Moorhart's Addition (1893) and south of Crandall's Addition (1856). While a half dozen houses would be built there by 1930, the majority of the development would occur in the 1950s and 1960s as Washington grew further in this direction.

Table 9. Plats filed in Washington from 1910 to 1919

Date	Plat name (addition, if subdivision)	Part of town	Plat reference
1910-10-20	Western Addition - Subdivision of Out Lots	west	Plat Book 02: 290
1913-03-31	Stichter's Addition	south	Plat Book 03: 018
1917-04-24	Shannon Heights Subdivision	east	Plat Book 03: 057
1917-05-23	Woodlawn Subdivision (Chilcote's OL Addition - OL 3)	southeast	Plat Book 03: 064

The 1917 Sanborn map shows the boundaries of Washington as similar to the map published in 1906 (Figure 42). The large additions that marked the edges of the town were primarily plats that had been filed in the 1890s. The detailed maps include all the blocks in the surveyed neighborhood on the west side of Washington, indicating the density of the development in the neighborhood by this time (Figure 43). The majority of the lots in the 300-400 blocks of W. Jefferson, W. Washington, and W. Main between Avenue B and Avenue D are developed with houses. The lots in the double block of the 500-600 blocks of W. Washington are also primarily filled, with the exception of lots owned by adjacent property owners at the west end. The lots throughout Keck's Subdivision between W. Main and W. Washington to the west of Avenue D are depicted with houses, and the north side of W. Main is likewise fully developed. Development is less dense in the 600 and 700 blocks of W. Main, though a number of houses on double lots are noted. The density of development is the lowest along the 500 and 600 blocks of W. Jefferson, with a number of lots along the north side owned by property owners along W. Washington providing them with a double-depth lot on this block platted with no alley. Likewise, property owners along the south side of Jefferson frequently owned more than one lot. Thus, while development is depicted throughout the neighborhood, there still was additional room over the next four decades, particularly in the west half of the neighborhood. Construction then declined throughout Washington over the next few years during World War I, with development then increasing again in 1918 after the war. However, materials continued to be scarce through 1919 and 1920, limiting construction and street improvements. In this period, however, the Iowa Gas & Electric Company bought the Mount Pleasant company in 1916 and expanded to serve

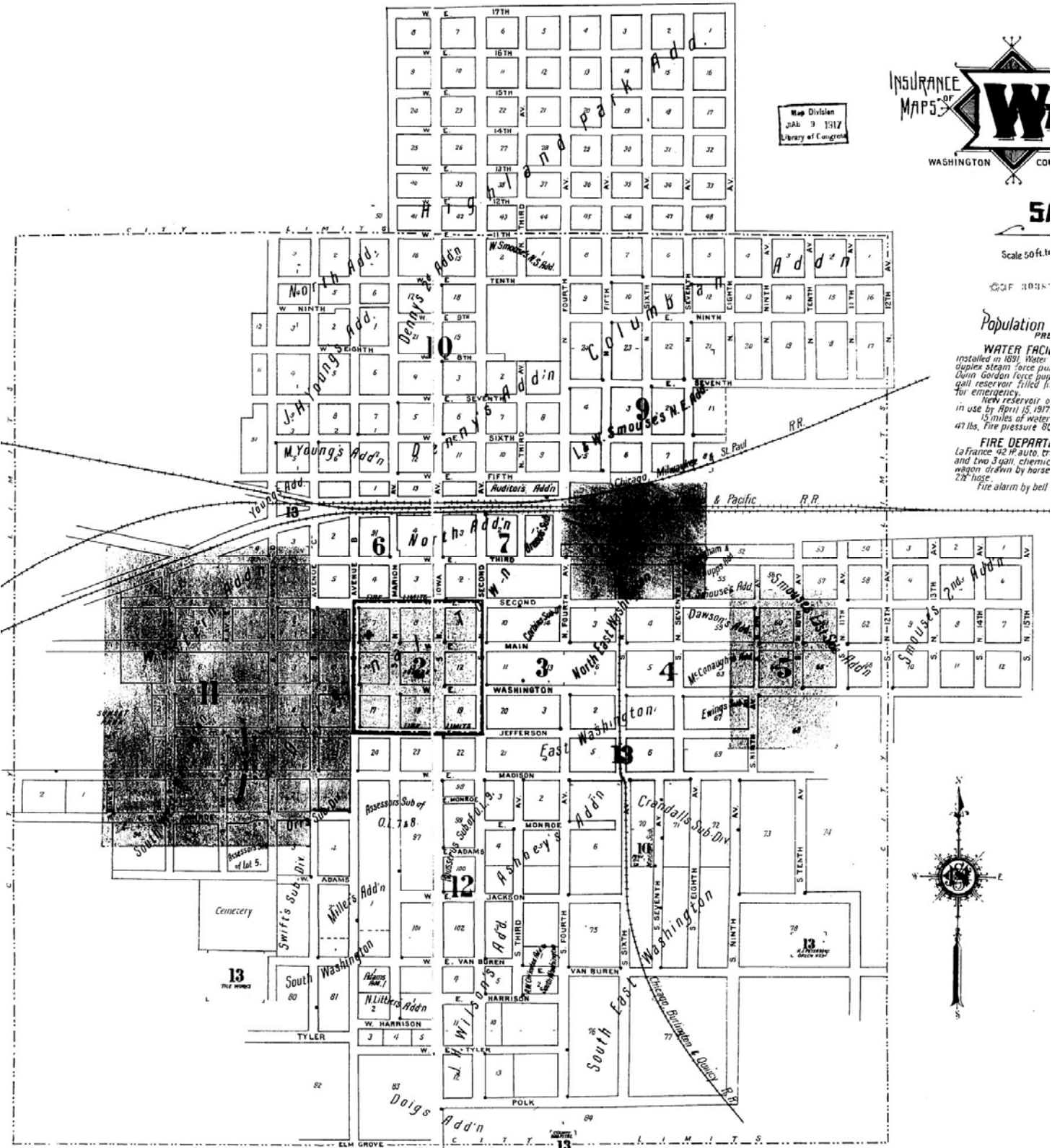


Figure 42. Map of Washington in 1917 (Sanborn Map Company 1917: 1)

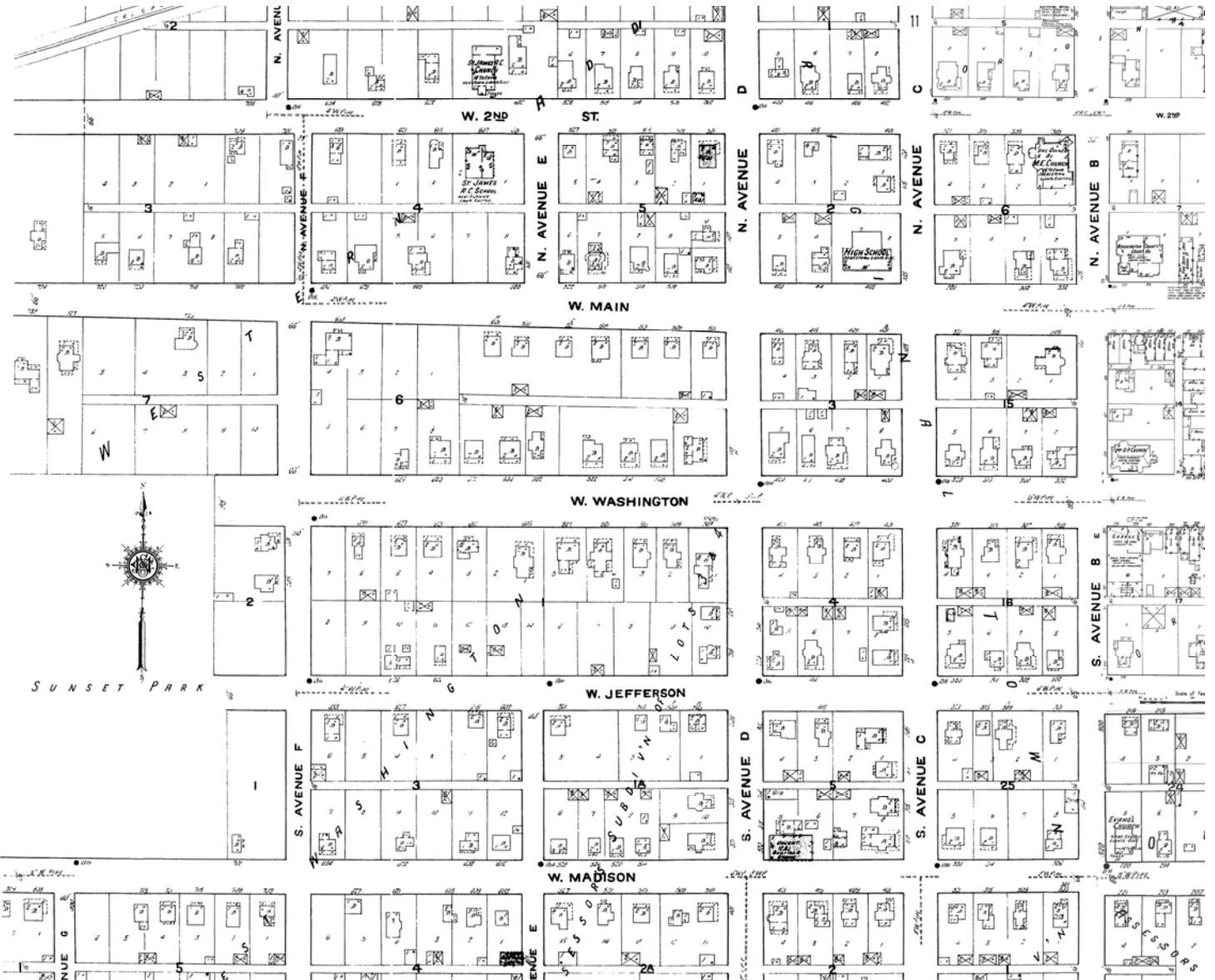


Figure 43. Map of west side of Washington in 1917 (Sanborn Map Company 1917)

Ainsworth, Brighton, Crawfordsville, Keota, Ollie, Packwood, Richland, Wayland, and West Chester by 1917, with Homer F. Darbyshire as the local manager. Over 500 farm customers were added from 1918 to 1921. In 1924, all its plants and equipment would be sold to Iowa Southern Utilities Company, and it was noted as one of the largest companies in Iowa by 1926, serving 144 communities in 25 counties. The City of Washington then obtained needed power for street lights and the water company from Iowa Southern Utilities.¹⁴⁶

With the end of World War I, the residents of Washington returned focus to their businesses and community improvements. A new high school at S. 4th Avenue and Jefferson was built in 1918-1919, with the old high school at W. Main and Avenue D converted for use as a junior high. Four elementary schools continued to operate in town: Lincoln School, Heights School, Wallace

¹⁴⁶ “The ‘Evolution’ of Gas and Electricity in Washington,” *Evening Journal*, April 3, 1926, 37 (E)

School, and Centennial School.¹⁴⁷ The old Washington Academy building was demolished in 1919, with the clock from the tower salvaged and installed in the courthouse tower in April 1920.¹⁴⁸ The site of the old Academy building was then sold by a potential hotel development group to Dr. and Mrs. E.R. Jenkins, who donated it to the Y.M.C.A. The Y.M.C.A. received a bequest from James H. Young for a new building in 1921. They began construction in April 1924 on this building designed by architects Temple & Burrows of Davenport, and it was dedicated on February 1, 1925 (121 E. Main Street, State Site #92-00537). The building was noted in 1926 as particularly outstanding for a town the size of Washington, and it included a tile lined swimming pool, gymnasium, gallery over gymnasium and stage at one end, beautiful lobby and reading room, men's lobby, community room large enough for several hundred people, kitchen, women's club room, comfort rooms for women and girls, ladies shower bathroom, men's and boys' shower bathrooms, lockers, closets, and store rooms.¹⁴⁹ Across the street, the library in the old Chilcote home was again remodeled to improve the library's functionality, opening up the first story into one room by removing brick walls and inserting steel beams in 1924 (new library here in 1952).¹⁵⁰

The population of Washington grew slowly from 4,380 in 1910 to 4,697 by 1920. With little population growth, there was little demand for further land to be platted. However, earlier plats with large out lots continued to be subdivided in this period (Table 10). In 1920, the west block of the 1913 Stichter's Addition on the south side of Washington was replatted as Root's Subdivision, and the east block was then replatted through an auditor's plat in 1925. Slightly to the northeast, one block of A.W. Chilcote's Addition was replatted as Sherbeck's Subdivision in 1920 as well. On January 23, 1925, several auditor's plats were filed throughout Washington to clarify legal descriptions in blocks that were previously platted, including several that had been developed. Additional part of the A.W. Chilcote's Addition were replatted at this time, as well as interstitial larger property holdings to the north including Gray's Subdivision (land owned by Mrs. M. Gray in 1906) and Roosevelt Court (land owned by Win Smouse in 1906). Additional auditor's plats were filed for blocks in South Washington, Wilson's Addition, Doig's Addition, North Addition, Original Town Out Lots, East Washington, Denny's Addition, and Denny's 2nd Addition. Larger tracts were also newly platted, such as Robert's Subdivision to the east of Smouse's Northeast Addition just north of the railroad tracks and Conner's Subdivision between Denny's Addition and Smouse's North Side Addition. The goal appears to have been to plat all property located within the city limits, particularly interstitial property left unplatted between earlier plats (both developed and undeveloped). With this work complete, the next plat recorded for land in Washington is not noted until 1940. The 1926 telephone directory then also shows updated addresses, which are more consistent with the current numbering of houses.

¹⁴⁷ *Evening Journal*, April 3, 1926, 18; Fisher 1978: 179

¹⁴⁸ Foster 1978: 34

¹⁴⁹ "Our Young Men's Christian Association," *Evening Journal*, April 3, 1926, 4

¹⁵⁰ "Washington Free Public Library," *Evening Journal*, April 3, 1926, 41

Table 10. Plats filed in Washington from 1920 to 1944

Date	Plat name (addition, if subdivision)	Part of town	Plat reference
1920-03-22	Root's Subdivision (Stichter's Addition)	south	Plat Book 03: 125
1920-06-17	Sherbeck's Subdivision (Chilcote's Addition - Lots 4,5,12,13)	southeast	Plat Book 03: 126
1925-01-23	Roosevelt Court	southeast	Plat Book 04: 531
1925-01-23	Robert's Subdivision	north	Plat Book 04: 521
1925-01-23	Conner's Addition	north	Plat Book 04: 522
1925-01-23	Several other auditors' plats filed throughout Washington		Plat Book 04: 500+
1940-06-27	Eclipse Addition (Chilcote's Addition – west half of Out Lots 1-2)	southeast	Plat Book 03: 162

The 1926 telephone directory including business listings, but did not include contractors, carpenters, masons, or other building trades. Three lumber companies were listed in the directory. The Wallace Lumber Company, located at 301 N. Marion Ave, was the oldest, started by A.H. Wallace in 1867. L.H. Wallace was the president of the company, with Ben P. Wallace as general manager, and the company also had lumber yards in Keota, Iowa City, and Marengo.¹⁵¹ Pauls Lumber Company, located at 400 E. 3rd Street, opened in Washington in 1904 by H.A. Pauls, who continued to be involved as the senior member of the firm in 1926. George F. Pauls served as manager of Washington yard, with George A. Pauls Jr as assistant manager. They also operated lumber yards in West Burlington, Bussey, and Knoxville. Their products included Winthrop Shingles and Roofing, Long-Bell Creosote Posts, American Steel Fence, Atlas Cement, Common and Face Brick, Hollow Building Tile, all grades of oak flooring, and building materials of all kinds.¹⁵²

The third business listed under lumber companies was The White Yard Company, located at 301 N. Iowa Avenue. It had recently been incorporated under this name in 1924. However, it traced its roots back to the early lumber yard of Ira Bowman. Ed Knupp became his partner in the early 20th century (Bowman & Knupp, 301 N. Iowa), and then Lawrence E. Wilson moved to Washington in 1918 and bought the interest of Knupp to go into business with his father-in-law as Bowman & Wilson. In 1920, C.J. Karel moved from Riverside to become partner and manager of the lumber yard with Wilson, creating the Wilson-Karel Lumber Company. Nick Roth joined the company in 1924, bringing several years of contracting experience to the business. It was then incorporated as The White Yard Company, with L.E. Wilson, president; Nick Roth, vice president; and C.J. Karel, secretary-treasurer. It was noted in 1925 as southeast Iowa's largest building material store, general contractors, and coal dealers. They offered a complete line of building material, lumber, cement, brick, tile, sand, gravel, Rockbond stucco, ladders, farm gates, wire, wire fencing, posts, poles, plastering, builders' hardware, paint, varnish, mill work, ready-built hog and chicken houses, self feeders, cupolas and ventilators, Mule Hide roofings, and Johns Manville Asbestos Shingles. Nick Roth ran the general contracting department, recognized as one of the best builders in this section of the country. By

¹⁵¹ "Wallace Lumber Company," *Evening Journal*, April 3, 1926, 66

¹⁵² "Pauls Lumber Company," *Evening Journal*, April 3, 1926, 59

1925, they had built homes in Washington, Wayland, Winfield, Mt Pleasant, and other places, high schools in Wayland and Mt. Union, and banks in Swedesburg and Crawfordsville. In addition to their contracting department and building materials department, they also sold all different grades of coal.¹⁵³

In addition to these three companies, two other companies were listed under building materials. John Shields opened business in Washington in 1874, and it continued as John Shields & Sons at 407 N. Marion Ave. In 1925, John Shields remained as a senior partner, with sons Milan and John also in the business. The company offered coal for retail sale and building materials such as sewer pipe, tile, coke, wood, brick, building blocks, lime, cement, plaster, stucco, sand, gravel, and limestone for wholesale purchase.¹⁵⁴ H.A. Baxter sold coal, grain, and building materials at his site at 601 E. 3rd Street. Building materials for sale included lime, cement, sand, building blocks, sewer pipe, drain tile, and brick. His grain elevator had a capacity of 20,000 bushels, but he typically only shipped 80-125 cars of grain. The majority of his business was focused on coal, and he had “three years ago erected the first and only concrete coal pocket in this section of Iowa. It has a capacity of 1000 tons and is filled and truck loaded automatically.” The concrete coal elevator continues to stand on this property (Listed on NRHP in 2015). Eastern Kentucky supplied his leading coal products, though he also handled Western Kentucky and Illinois coals.¹⁵⁵ Business listings under coal in the 1926 directory included H.A. Baxter, John Shields & Sons, The White Yard Company, and W.W. Wilson. On a related note, real estate listings in 1926 included John W. Applegate, O.K. Clapper, Dempsey & Breitenbach, L.H. Orr & Co, and Winfield Smouse.

Business growth in this period did contribute to the need for some additional housing in Washington. In 1924, a new brick factory was built at 632 E. 3rd Street in 1924 for the McCleery Calendar Company, which employed around 75 persons in 1926.¹⁵⁶ The American Pearl Button Company remained a strong industry in this period employing around 140 men and women. Similar to button operations in Muscatine, the company also sold crushed shells for poultry feed in local grocery and feed stores.¹⁵⁷ The Washington Manufacturing Company was closely allied with the button company, manufacturing machines for cutting button blanks. Likewise, the Carris Manufacturing Company also built button machines in this period.¹⁵⁸ A.E. Putnam & Sons manufactured the Putnam Cloth Chart for measuring fabric in stores, selling and shipping it around the world.¹⁵⁹ C.W. Busby & Company had been established in 1910, manufacturing and selling farm equipment such as tank heater, hog waterer, poultry waterer, and hog oiler.¹⁶⁰ In the downtown, a few statewide and national companies had begun to open branch stores in Washington by this period. For example, J.C. Penney Company opened in 1924 at 105 S. Marion (demolished after fire in 1990), noted for its national presence and buying power. Interestingly, J.C. Penney is noted in 1926 as one of the clients of Putnam, buying 200 machines

¹⁵³ “The White Yard Gives Complete Service,” *Democrat*, April 29, 44, sec 6, page 5

¹⁵⁴ “John Shields is Pioneer Dealer,” *Democrat*, April 29, 1925, 30, sec 4, page 7

¹⁵⁵ “H.A. Baxter Had Built Big Business,” *Democrat*, April 29, 1925, 15, sec 2, page 8

¹⁵⁶ *Evening Journal*, April 3, 1926, 31; Fisher 1978: 113

¹⁵⁷ *Evening Journal*, April 3, 1926, 49, 58

¹⁵⁸ *Evening Journal*, April 3, 1926, 13

¹⁵⁹ “The Putnam Cloth Chart,” *Evening Journal*, April 3, 1926, 29

¹⁶⁰ “C.W. Busby & Company,” *Evening Journal*, April 3, 1926, 51

for use in their stores.¹⁶¹ Their success led them to move into the larger space at 101-103 S. Marion (State Site #92-00558). The storefront and interior were remodeled by The White Yard Company, with black and yellow tile added to the remodeled storefront reflecting a “standard” company design.¹⁶² Work to remodel the old City Hall into a modern banking home for Washington Loan and Trust Company was completed by Harry Shrader and Jake Minick in 1926.¹⁶³

The *Evening Journal* published their 25th anniversary edition on April 3, 1926, with similar thoughts in mind as their 1913 edition to promote the beauty of Washington. With the automobile age, the editor noted that it was critical for a town to be attractive to those who passed through and also to feel sufficiently modern to be desirable for living there: “The elimination of distance has made such towns as Washington all the more desirable as home towns” and citizens “must be prepared to meet the prospective resident with a beautiful, well kept, well organized, well facilitated town” to attract new residents and increased growth. Overall, Washington had good schools, good churches, good social organizations, good stores, “good homes at reasonable cost and moderate rentals.”¹⁶⁴ Sunset Park was highlighted as one of the primary attractions for local residents, established officially in 1904. In 1926, the park was the “cleanest, sweetest, greenest, finest play ground in Washington County.” The park design had been developed and implemented through the efforts and careful study of other parks by Frank Stewart, who utilized money from the park fund as well as his own finances. Improvements had been made to the park each year, with a deep well, bathing pool, picnic locations, and playgrounds for children located in the park by 1926. The old Young log cabin was noted as one of the most visited historic spots of the county, a perfect specimen of early architecture. Only two houses remained in the park boundary, the homes of Jimmie Work and Matt Gillespie along S. Avenue F (Survey #81, 82).¹⁶⁵ Central Park was likewise maintained by the park commission, with a fountain, band stand, and flower boxes located within the park.¹⁶⁶

Similar to the 1913 edition, photographs of homes in Washington were included in this special edition of the *Evening Journal* to highlight the beautiful and modern residences that Washington had to offer (Figures 44-46). The houses selected for inclusion were again primarily modern two-story homes, reflecting Foursquare and Craftsman styles, with a handful of older Queen Anne houses. A number of bungalows were included in the photographs as well. The majority of the homes have full front porches. By 1926, Washington was noted to have all paved streets, and the streets were well lit with double and triple globe lights.¹⁶⁷ The Washington Loan and Trust Company had continued to grow through this period, with mortgages held on properties in 21 counties by 1926. The Home Builders Loan Department had been organized in 1914, and the bond department organized in 1919. They also operated a trust department and an insurance department. In 1926, officers included Frank R. Sage, president; C.M. Keck, vice

¹⁶¹ “The Putnam Cloth Chart,” *Evening Journal*, April 3, 1926, 29

¹⁶² “New Penney Store is Ready to Open,” *Evening Journal*, March 29, 1927, 2

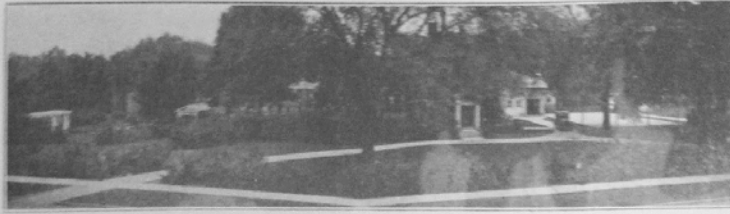
¹⁶³ “New Banking House to Be Built Soon,” *Evening Journal*, July 14, 1926, 1

¹⁶⁴ “About Our Beautiful Town,” *Evening Journal*, April 3, 1926, 1

¹⁶⁵ “Frank Stewart and Sunset Park,” *Evening Journal*, April 3, 1926, 8

¹⁶⁶ “Central Park,” *Evening Journal*, April 3, 1926, 8

¹⁶⁷ *Evening Journal*, April 3, 1926, 57



The home and grounds of the Marsh W. Bailey residence. One of the most beautiful pieces of landscaping in the county



Home of Mr. and Mrs. John Timmerman



Washington City Library
The Gift of Mrs. James A. Chilcote to the City



Winfield Smouse Residence, South Iowa Ave.



Home of Rev. and Mrs. C. W. Klein



Home of State Senator Jas. L. Brookhart



James S. Shearer Home, South 3rd Ave.



Home of U. S. Senator Smith W. Brookhart



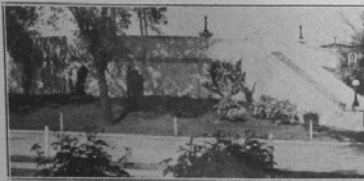
Back Yard view of the home of Mr. and Mrs. T. B. Phillips. Cactus Kate at the right.



Stucco Cottages on South Iowa Ave., built by Charles Schnoeller



Home of Mr. and Mrs. E. V. Simons, City



The New City Reservoir



Home of Mr. and Mrs. Frank Linta, Richmond



Mrs. W. M. Beal's Flower Garden, East Washington Street



Home of Mr. and Mrs. L. E. Larson, City

Our Beautiful Homes

Some of the homes and the landscape artistry so common in the city of Washington, Iowa. Washington is heralded far and wide as the "Cleanest City in Iowa" a reputation to which she constantly aims to measure up.



Home of C. C. Brewer

Figure 44. Homes pictured in April 3, 1926 edition of *Evening Journal*, page 38

Some of Washington and Washington County's Beautiful Homes



Home of Mr. and Mrs. J. Barth White, City



The modern home of George Proctor, South Creek, Wyo., and the old home built in the early 1870's by the father. The father settled in South Creek, Wyo. in 1864 and the home he then built was one of the first ever built in South Creek, Wyo. It still stands.



The George Reed farm home in Jackson Twp. Mr. Reed is the farmer who farms the farm. He is also a member of the County Hospital board.



Home of Mr. and Mrs. E. E. Finley, South Fork River, City



The spacious home and one of the best of the S. Peterson farm in Jackson Twp. Mr. Peterson died a few years ago but in his day he was one of the outstanding figures in the county. He was a member of the Iowa State Legislature a number of terms. Three of his children still occupy the home place. They are Kate, Glenn and Myrtle.



The George Reed farm home in Jackson Twp. Mr. Reed is the farmer who farms the farm. He is also a member of the County Hospital board.



"Wright's Gate" owned by Dan Wright, occupied by Mr. and Mrs. Lloyd Finley who operate the farm in partnership with Mr. Wright.



Home of Mr. and Mrs. E. D. Morrison, City



The George Reed farm home in Jackson Twp. Mr. Reed is the farmer who farms the farm. He is also a member of the County Hospital board.



Home of Mr. and Mrs. Frank McKay, City



Home of Col. and Mrs. C. J. Wilson



Home of Mr. and Mrs. Orville Elder, City



Home of Mr. and Mrs. W. D. Townsley, City



Home of Mr. and Mrs. J. A. McCall



Home of Mr. and Mrs. Floyd Letts in Highland Township



Home of Blanche Gordon, City



J. B. Babcock farm home in the Alasworth community



Home of J. T. and C. A. Barnes, City

Figure 45. Homes pictured in April 3, 1926 edition of *Evening Journal*, page 47

Some of Washington and Washington County's Beautiful Homes



Home of Mr. and Mrs. W. L. Gallagher, N. E. of City



Home of Mr. and Mrs. J. M. Bratten, City



Home of Mr. and Mrs. D. H. McLaughlin, City



Home of Mr. and Mrs. J. A. Work, City



Home of Mrs. M. D. Conley, City



Home of Mr. and Mrs. H. W. Russell, City



Home of Mr. and Mrs. L. T. Rehmel, City



Home of Mr. and Mrs. Hugh H. McCleery, City



Home of Mr. and Mrs. Frank Gaeter, City



Home of Mr. and Mrs. Frank L. Wilson, City



Home of Mr. and Mrs. R. E. Brown, City



Home of Mr. and Mrs. Rush Helwick, N. of City



Home of Sam'l Donahay, City



Country Home of Mr. and Mrs. Marcin Whittaker



Home of Mr. and Mrs. W. A. Cook, City



Home of Mr. and Mrs. Max Marble, City



Home of Mr. and Mrs. R. E. Shannon, City



Home of Mr. and Mrs. J. O. Matthews, Ainsworth

Figure 46. Homes pictured in April 3, 1926 edition of *Evening Journal*, page 63

president; Leslie E. Dunlap, secretary.¹⁶⁸ Two other banks continued to operate in Washington in 1926. The Commercial Savings Bank operated on the southwest corner of the square, under the direction of president Carl M. Keck.¹⁶⁹ Officers of the Washington National Bank on the northeast corner of the square included C.C. Cunningham, president; M.W. Bailey, vice president; W.A. Anderson, vice president; and H.B. Knight, cashier.¹⁷⁰ The Farmers and Merchants State Bank did not prove successful, with their five-story building sold by receiver to attorney Marsh Bailey on December 11, 1924. Washington National Bank moved into the bank space on the first story, and the upper stories continued to be used for offices, noted as located in the Bailey Building.

Houses built through the 1920s in Washington continued the trends of the previous decade, including the move toward smaller houses. Of the 11 homes built from 1919 to 1929 in the surveyed neighborhood on the west side of Washington, five were two-story houses, five were one-and-one-half-story homes, and one was one-story. The six smaller homes all reflected the bungalow style, including four gable-front bungalows and two side-gable bungalows. The gable-front bungalow built around 1923 for Horace W. and Constance Russel at 411 W. Jefferson is a particularly nice example of this style (Survey #WS-109; Iowa #92-00419). The house is fully sided in wood shingles, with a recessed full porch under the front gable, five-over-single-light double-hung wood windows, small square bay window, and side dormer (Figure 47). Larger two-story homes in this period typically reflect the Craftsman style with a gable-roof design, wide eaves, full porch, and Craftsman detailing such as triangular brackets, exposed rafter tails, and wood shingled surfaces. While Foursquare houses were built into the 1920s, the two-story houses built in the surveyed neighborhood on the west side of Washington from 1919 to 1929 include three Craftsman houses, one T-plan house, and a Dutch Colonial Revival house. While any house with a gambrel roof is noted with some Dutch Colonial Revival influence, the standard Dutch Colonial Revival house built in the 1920s and into the 1930s was an eave-oriented house with a gambrel roof and typically a wide shed-roof front and rear dormer. Most of these houses did not have front porch, but they may have had a gable-roof hood over the entry. The house built around 1928 for widow Ella C. Warren at 904 W. Main is a good example of this style, and one of a few noted in Washington (Survey #WS-141; Iowa #92-00801). The house was built at the far end of W. Main Street, north of Sunset Park, and it follows the traditional side gambrel roof form with a wide shed-roof front and rear dormer (Figure 48). In this case, as with several other houses built in this period, the house was constructed on a lot that had been previously jointly owned with the adjacent house and sold separately for development in this period.

The mail order house business also became profitable in this period, with their heyday in the 1910s and 1920s. Bungalows, Foursquare, and various Revival style houses were marketed by these companies, further increasing their popularity through this period. The best known are houses sold by Sears Roebuck and Company, who sold over 450 different models between 1908 and 1939. Gordon Van Tine entered the mail order house business by 1912, introducing its "Ready-Cut" home line in 1916. Houses were also supplied by the Aladdin Company, Lewis

¹⁶⁸ *Evening Journal*, April 3, 1926, 19

¹⁶⁹ *Evening Journal*, April 3, 1926, 40

¹⁷⁰ *Evening Journal*, April 3, 1926, 50



Figure 47. Horace W. and Constance Russel House at 411 W. Jefferson (December 2014)



Figure 48. Ella C. Warren House at 904 W. Main Street (December 2014)

Manufacturing, Sterling Homes, Liberty Homes, and Montgomery Ward. In 1921, Gordon-Van Tine took over Ward's mail order housing department, and Montgomery Ward sold "Wardway Homes" from 1922 until 1931, featuring the "ready-cut" system. Many houses were similar to Gordon Van Tine homes, suggesting that they supplied both materials and plans.¹⁷¹ It is unknown at this time how many mail-order houses may have been built in Washington during this period.

Sanborn maps show a number of garages that were built between the 1917 map and the 1931 map in the surveyed neighborhood on the west side of Washington, as well as throughout the city. In many cases, these garages, noted as an "auto house" on the maps, replaced an earlier outbuilding. While the older outbuildings tended to be more elongated, the new garages were more compact, closer to a square in footprint. Generally, these buildings were built along the alley at the rear of the lot. In the longer blocks without alleys platted, some garages were built with driveways that accessed the main street in front of the house. While a large number were built in this period, only a percentage of these garages remain extant. In the surveyed west side neighborhood, 22 garages are noted with construction dates in the 1920s. The majority of these garages are gable-oriented in design, with six hip-roof garages and two side-gable garages also noted. A few garages have a clipped front gable roof, and a few have decorative features characteristic of the Craftsman style, such as multi-light double-hung wood windows, exposed rafter tails, and/or triangular brackets. The majority of the garages are frame construction, but one brick, one tile block, and one rusticated concrete block garage were noted. While garage doors are a common item to have been replaced, some garages retain historic sliding wood garage doors. These garages are significant in reflecting this aspect of residential development in Washington.

A handful of other changes are noted in Washington through the end of the 1920s that impacted residential development and residential life in town. Fire struck The White Yard Company, and they decided not to rebuild the lumber yard in July 1928. They retained their corner lot at N. Iowa Ave and 3rd St, but sold their northern lots to Pauls Lumber Company and Wallace Lumber Company. C.J. Karel bought Farmers Lumber Company in Riverside, returning to his prior position there as manager. L.E. Wilson and Nick Roth then continued the contracting business of the firm as Wilson & Roth.¹⁷² Wilson is later noted as having completed highway work for four years, including building concrete flumes to carry water off hillsides and at bottoms of hills for new concrete paving for highways including Highway 2 (92) from Louisa County line to Oskaloosa and Highway 218 across Washington County.¹⁷³ Highway construction in this period did improve Washington's connections to neighboring communities. In 1928, the 29 miles of Iowa Highway 2 from Washington west to Sigourney in Keokuk County was paved, followed in 1929 by the paving of the 12 miles from Washington east to Cotter in Louisa County, crossing the north-south Highway 161 (218). Services in the community evolved with the local Washington Telephone Company sold to the Iowa Continental Telephone Company in November 1929. Iowa Southern Utilities made improvements in town, with wiring for street

¹⁷¹ Schweitzer and Davis 1990: 63-75; Hunter 2005; Ames and McClelland 2002: 56

¹⁷² "White Yard Company Sells Building Lots," *Democrat-Independent*, July 5, 1928, 1; "C.J. Karel Buys Farmers Lumber Co at Riverside," *Democrat-Independent*, August 23, 1928, 9

¹⁷³ "L.E. Wilson Planned, Built Many Washington Homes," *Evening Journal*, August 5, 1950, 8

lights downtown moving underground, and the three globe lights on poles replaced by one large globe in 1929.¹⁷⁴

In the surveyed neighborhood on the west side of Washington, 108 extant properties had been built by 1929, including 21 built in the period from 1856 to 1885, 32 built from 1886 to 1900, 22 built from 1901 to 1909, 22 built from 1910 to 1918, and 11 built from 1919 to 1929. While only five of the 54 houses built from 1886 to 1909 were less than two stories, the trend by 1910 was decidedly towards smaller houses. Of the 33 houses built from 1910 to 1929, 14 were one-story or one-and-one-half-story houses with the increasing popularity of the bungalow. With the exception of one bungalow with brick walls on the first story, these houses were all built with frame construction, and most of them sat on rusticated concrete block foundations. The larger two-story houses reflect primarily Foursquare and Craftsman homes, with a handful of Classical Revival, Colonial Revival, and Dutch Colonial Revival houses built in this period. Similar to the previous period, houses built in this period were typically built on previously undeveloped lots, with lots previously owned with adjacent properties that were sold separately in this period. Houses built in the neighborhood in this period continued to be built for successful businessmen, retired farmers and businessmen, and widows of successful businessmen or farmers. The vast majority of homes throughout the neighborhood in the 1910s and 1920s were owner occupied. The 1930 census shows that houses in the neighborhood ranged from \$1,000 to \$12,000 in value, based on a combination of the age and size of the residence. Four home owners had an apartment unit available for rent in their house, around \$30 to \$35 per month. Only 17 of the 108 extant houses built by 1930 were rental houses in the west side neighborhood. These houses rented from \$4 per month to \$40 per month, with most renting from \$25 to \$35 per month. One house was a two-unit rental dwelling, with each apartment renting for \$30.

Limitations on residential development, 1930-1945

The stock market crash in 1929 would set the tone for the economic conditions through the 1930s, resulting in limitations on residential development and construction. The 1931 Sanborn map shows the extent of development in Washington entering this decade (Figure 49). The city limits in 1931 are depicted as identical to 1917, resulting in Smouse's Highland Park Addition remaining to the north of the city and Smouse's 2nd East Side Addition and Shannon Heights remaining to the east of the city. The large outlots in the southeast portion of town are noted and still appear undeveloped. The detailed maps include all the blocks in the surveyed neighborhood on the west side of Washington, indicating the density of the development in the neighborhood by this time (Figure 50). With little new construction (three houses) in the east half of the neighborhood through the 300 and 400 blocks of W. Jefferson, W. Washington, and W. Main since 1917, these blocks continue to appear generally the same as in 1917, as well as the 500-600 blocks of W. Washington. The majority of the new houses were located on undeveloped lots in the 500-600 blocks of W. Jefferson (three houses) and in the 500-900 blocks of W. Main (five houses), increasing the density of development in these blocks. A number of property owners continued to own multiple lots, retaining vacant land adjacent to their house.

¹⁷⁴ Fisher 1978: 129

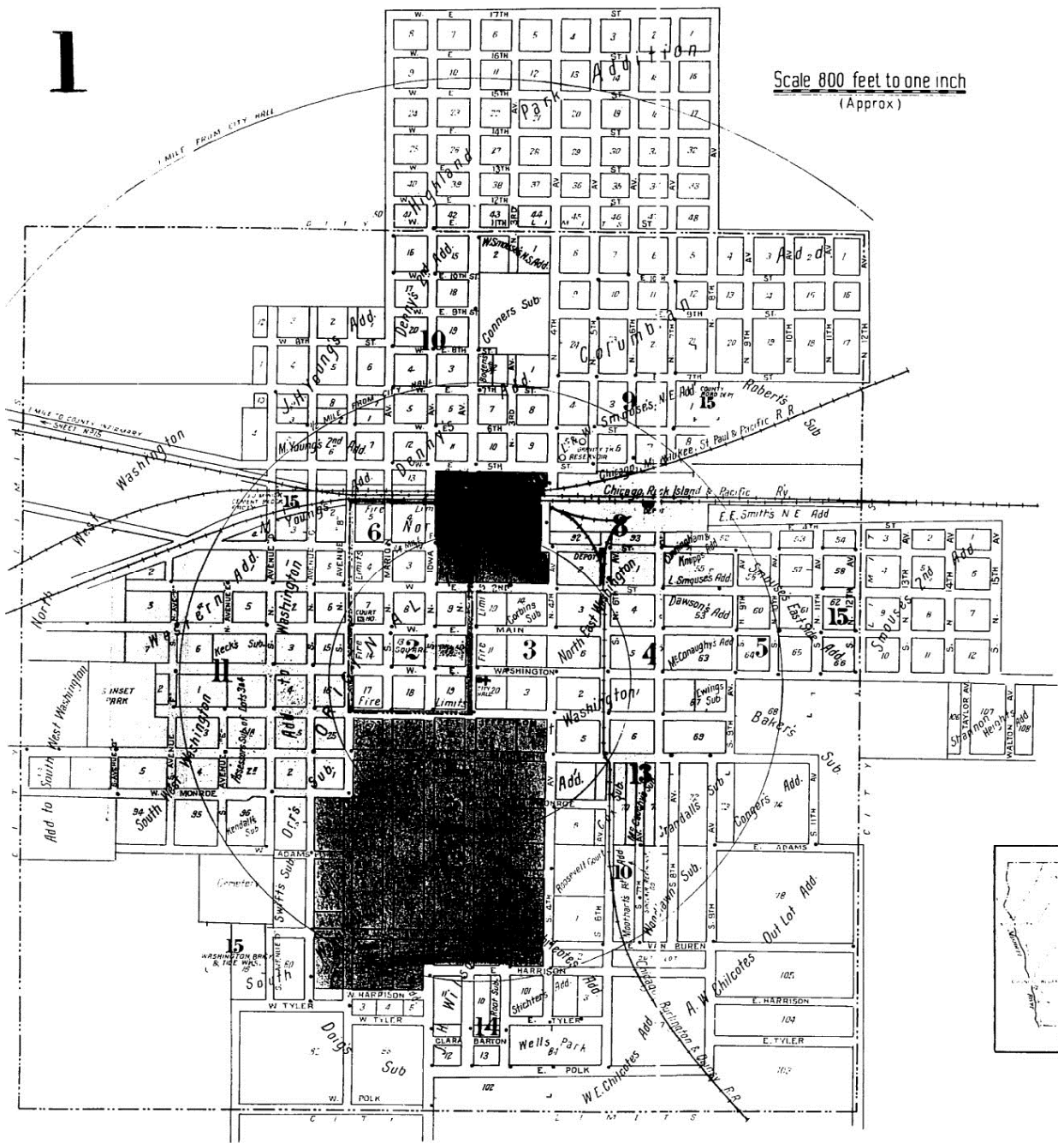


Figure 49. Map of Washington in 1931 (Sanborn Map Company 1931: 1)

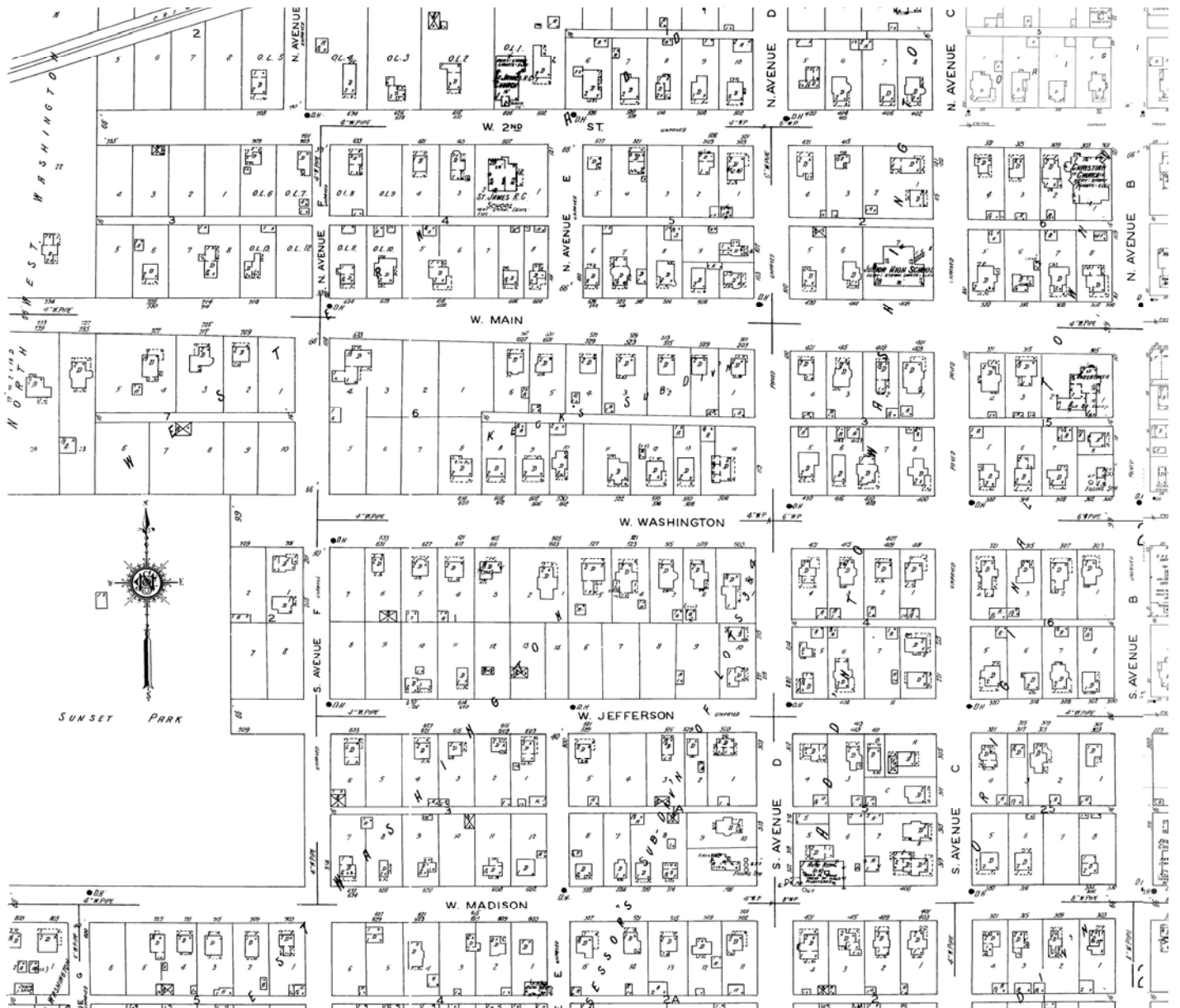


Figure 50. Map of west side of Washington in 1931 (Sanborn Map Company 1931: 1)

While the economic issues that began to significantly affect the country after the stock market crash of 1929 appears to have taken a few years to reach Washington, by the 1930s the onset of the Great Depression impacted this community as well. Both banks and the loan association were closed and replaced over a period of three years. The Commercial Savings Bank operated here on the south corner of the west side of the square at 121 S. Marion Avenue until October 5, 1931, with the Washington Loan and Trust Company closing in conjunction with it.¹⁷⁵ The Washington State Bank was organized in its place, opening in April 1932 with 50% of deposits transferred to it from the bank in receivership. Through receivership, the building of the closed bank was transferred to the new Washington State Bank, which was a member of the new

¹⁷⁵ "Two Washington Banking Institutions Close Monday," *Democrat-Independent*, October 8, 1931, 1

F.D.I.C. Officers included Glen Barclay, president; Ross F. Davis, vice president; and Lee Holland, cashier.¹⁷⁶ The directors of Washington National Bank faced similar issues with assets by the end of 1932, and they presented a plan to reorganize without liquidating or going into receivership by having depositors sign waivers and transfer assets to a newly organized bank. The plan moved forward, and the new National Bank of Washington opened on December 1, 1933. Directors of the new bank included Winfield Smouse (president), R.E. Dougherty, C.E. Negus (vice president), George E. Gilbert, and W.F. Fleming.¹⁷⁷ In 1934, the Washington Federal Savings and Loan Association was organized by C.R. McCutchen, opening initially in the old space of the Washington Loan and Trust Company before moving to N. Marion in 1936. The purpose of this organization was to help finance the construction and purchase of new homes within a 50-mile radius of Washington. C.R. McCutchen served as secretary-treasurer, with Ralph Scott as president. Directors included C.C. Wilson, D.D. Sherman, L.H. Orr, George Breitenbach, C.V. Crull, Dr. W.L. Alcorn, C.J. Jungbluth, Ralph Thompson, and C.R. McCutchen.¹⁷⁸

Construction was slow through the 1930s and into the 1940s, though it did not shut down completely. However, assessor records show less than 50 extant houses with noted construction dates from 1930 to 1939 scattered throughout Washington, 17 with a 1940 date indicated, and only another six with constructions dates noted as 1941 to 1944.¹⁷⁹ Thus, the majority of the residential development of Washington by 1940 was completed prior to 1930 (Figure 51). The neighborhoods in the core of Washington continue to reflect housing built prior to 1940, with over 1400 parcels noted in the assessor records for Washington with extant houses built by 1940. The additions platted in the southeast section of Washington continued to have significant room for further development, and scattered development continued to be noted on the north side in Smouse's Highland Park Addition and on the east side in Smouse's 2nd East Side Addition.

Work for contractors was thus scarce during the early 1930s. In January 1933, Lawrence E. Wilson dissolved his partnership with Nick Roth, and became manager for the new Eclipse Lumber Company yard in Washington. The company had its general offices in Clinton, and it operated 35 lumber and coal yards. The Eclipse Lumber Company had recently bought Pauls Lumber Company, with George Pauls Jr. retained as assistant manager under Wilson. Through his past experience with The White Yard Company and partnership with Nick Roth, L.E. Wilson was noted to have experience designing and overseeing the construction of many homes in the community, which would fit nicely in the Eclipse plan of "selling you a house complete." Any resident was invited to visit the new yard and have him explain the "Eclipse Idea" to help residents solve their building problems.¹⁸⁰ Nick Roth continued his building and contracting business on his own, with the dissolution of their partnership.¹⁸¹ In December 1932, the Wallace

¹⁷⁶ "Barclay to be Head of State Bank," *Democrat-Independent*, January 21, 1932, 1; "Washington State Bank," *Evening Journal*, County centennial edition, July 1936, 73;

¹⁷⁷ "Explain National Bank Plans Tonight," *Evening Journal*, January 19, 1933, 1; "The National Bank of Washington," *Evening Journal*, November 28, 3)

¹⁷⁸ "Savings and Loan's Association's Loans Now Over Million Dollars," *Evening Journal*, January 16, 1952, 9

¹⁷⁹ Database courtesy of Washington County Assessor; construction dates noted have not been confirmed through research but reflect the general dates included in the database.

¹⁸⁰ "Wilson Manager of Eclipse Yard," *Evening Journal*, January 13, 1933, 1

¹⁸¹ "Dissolve Partnership," *Evening Journal*, January 13, 1933, 1

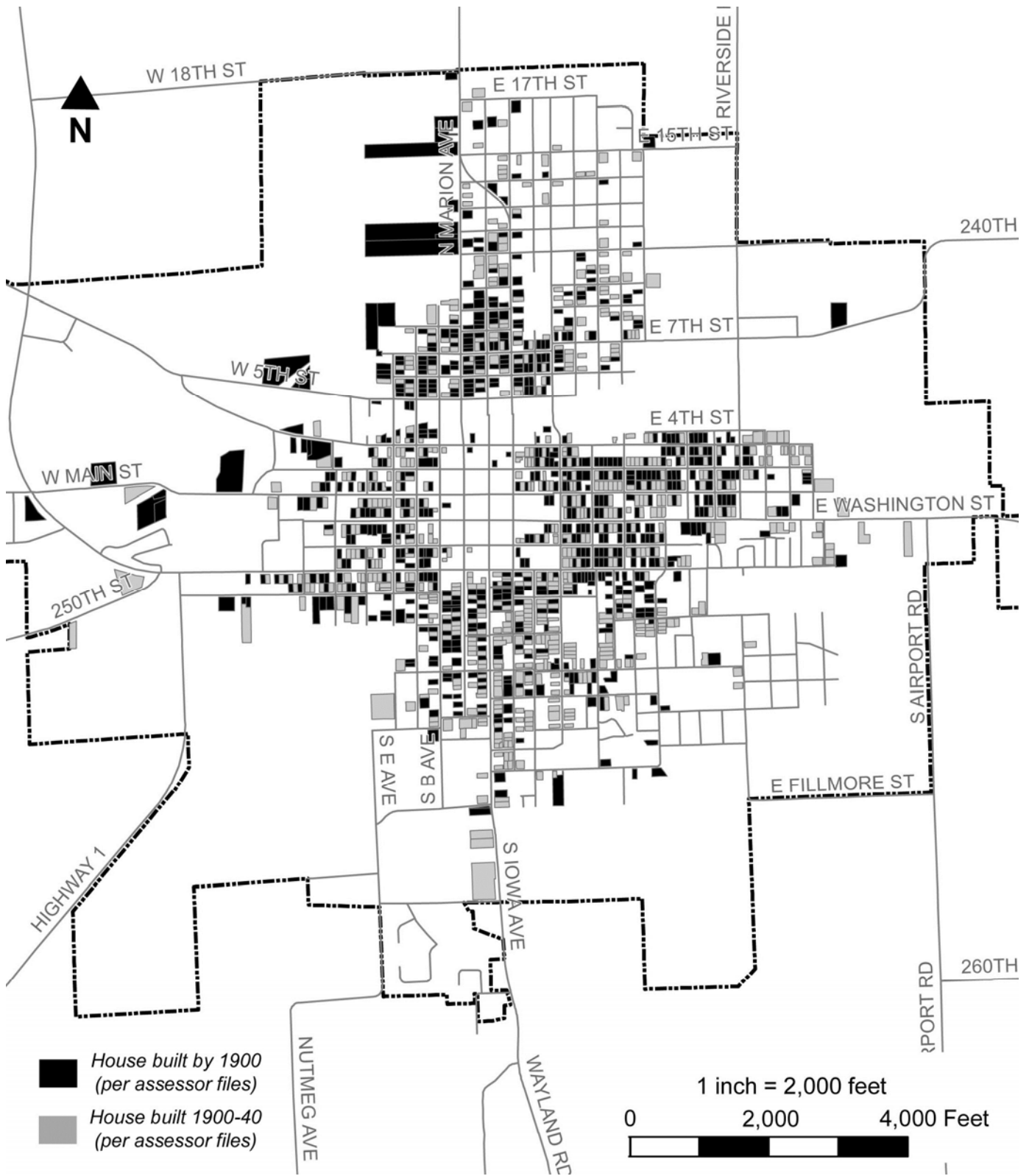


Figure 51. Parcels with extant houses built by 1940 (per assessor records).

Map courtesy of Washington County GIS and data from Washington County Assessor.

Lumber Company was sold to the new Washington Lumber and Fuel Company.¹⁸² The 1934 telephone directory again did not include listings for carpenters, contractors, or masons. Two companies are listed under lumber companies: Eclipse Lumber Co (L.E. Wilson, manager; 400 E. 3rd St) and Washington Lumber and Fuel Company (301 N. Marion). The real estate listings for prospective buyers were down to four: Breitenbach & Dayton, O.K. Clapper, L.H. Orr, and Win Smouse.

The county centennial spurred the issuance of a special edition of the *Evening Journal* in July 1936, highlighting Washington and its businesses. The Washington Chamber of Commerce had been recently organized in May 1935, continuing the purpose of the earlier Commercial Club. Three factories in town received special attention, noted as relatively recent businesses in the history of the community: the McCleery calendar factory (dating to 1905), American Pearl Button Company (1908), and the Curran Company (1929). The American Pearl Button Company was the largest employer, with 230 men and women on the payroll. The H. & A. Baking Company was also noted as successful in Washington for 11 years, moving several years previously to a larger plant.¹⁸³ These industries were located near the railroad tracks, while the downtown remained the heart of the retail, governmental, and public/community functions. Over 160 businesses were highlighted in the newspaper edition through articles and advertisements, offering every type of goods and service expected in a community and county seat. The majority of the stores remained local businesses, but branches of J.C. Penney Company (1924), Montgomery Ward (1929), Gamble Store (1933), Coast to Coast hardware store, Thomassen's IGA Food Market, Benteco Food Store, and A&P Food Stores operated in town. The drug store of Phillips and Hebner was a Walgreens store that also offered Kodaks. Additionally, the McCormick-Deering Store (International), the Farmers Implement Store (John Deere), automobile dealerships selling Hudson-Essex, Studebakers, Chevrolet, Oldsmobile, General Motors, Chrysler, and Plymouth vehicles, and gas stations associated with Phillips, Standard, Shell, Diamond, and Sinclair were also found in town.¹⁸⁴ Farmer's Mutual Insurance Association of Washington County in the former bank at 100 S. Iowa had around 3,400 policy holders in this period, including more than 95% of the farmers in the county.¹⁸⁵

The industries and businesses of Washington helped spur increased economic activity locally by the middle of the 1930s, resulting in renewed residential development. The *Evening Journal* noted on May 19, 1937 that C.G. Schmoeller had demolished the old Holden house at 702 S. Iowa Avenue (damaged by fire), and he had plans to build two houses on the lot. He believed that "building new houses and fixing up old ones not only is about the most dependable and attractive way of making money, but that this construction work helps beautify and improve the community." The first house under construction would mark the fifth new house that he had built in Washington.¹⁸⁶ Perhaps with that sentiment in mind, the *Evening Journal* issued their "Better Homes Edition" on May 28 to promote 1937 as the year for building (Figure 52). The

¹⁸² "Washington Lumber and Fuel Co," *Evening Journal* – Centennial Celebration, August 1939, 10

¹⁸³ "Washington's Manufacturing Plants Today Would Surprise Pioneers," *Evening Journal*, County centennial edition, July 1936, 58

¹⁸⁴ *Evening Journal*, County centennial edition, July 1936

¹⁸⁵ *Evening Journal*, County centennial edition, July 1936, 99

¹⁸⁶ "Schmoeller to Build New House," *Evening Journal*, May 19, 1937, 1

Make your wants known thru the classified columns of The Evening Journal

THE EVENING JOURNAL

Section 2
Pages 1 to 8

VOLUME 44

WASHINGTON, IOWA FRIDAY EVENING MAY 28, 1937

NUMBER 87

1937 year of the BIG OPPORTUNITY



CLASSIFIED INDEX "WHERE TO GO" TO BETTER YOUR HOME

HARDWARE Peterson Hardware Fred L. Stewart	PAINT & WALL PAPER DEALERS Phillips & Haines George L. McDaniel Peterson Hardware Fred L. Stewart Farm Bureau Service Co.	REAL ESTATE L. H. Orr Co. E. D. Reihorn W. S. Stridger
FURNITURE Scott Furniture Co.	INTERIOR FURNISHINGS Meads & Harmon	HOME APPLIANCES Iowa Southern Utilities Co. Scott Furniture Peterson Hardware Fred L. Stewart Hdw. A. J. Franzen
CONTRACTORS Earl Simpson Contracting Co. H. F. Ingraham	CURTAINS, SHADERS, VENETIAN BLINDS The Hanson Co. Scott Furniture Co.	UPHOLSTERING Homer Moriarty
DECORATORS & PAINTERS H. M. Dodder H. S. Hammond Jim Hottel Russell Bell Owen McGovern	LOAN COMPANIES Washington Federal Savings & Loan Assn.	LANDSCAPE DECORATOR Wolf Floral Co.
LUMBER YARDS Eclipse Lumber Co. Washington Lumber & Fuel Co.	INSURANCE Lentney & Vard C. V. Crall	MASONRY W. F. Moriarty
PLASTERERS Elmer Morrison	FURNACE CLEANING Lee Dunsmuir	BUILDING MATERIALS C. E. Fabbus Jno. Shields & Son Brick & Tile Factory
PLUMBERS Evefready Plumbing & Heating Co.	FRANERS Marta's Modern Cleaners Wardrobe Cleaners	WALL CLEANING Arlington Daniels

1937 will go down as the year of the Big Opportunity. To many—to hundreds of thousands—it will be remembered as the Golden Year when Dreams Came True. To others—hapless men and women without the vision or the courage that this Big Adventure takes—the memory of '37 will be the memory of Lost Opportunity: the wistful recollection of what might have been.

Not again in the next ten to twenty years will it be possible to build a home, a dream home, complete and modern, at present low prices. For thousands upon thousands of hopeful people, then, this year—1937—will be the last opportunity to own a home.

1937 is one of those fabled years that come once in a generation, perhaps once in a life-time. It is a year when ready home-building capital is available to al-

most every man who has a good job and a little nest-egg of his own; available at low depression interest rates and on easy terms never before possible in all history. And at the same time, mind you, prices on skilled labor and construction materials are low—not quite as low as they were last year, considerably higher than they were two and three years ago—but from 15% to 25% lower than they will be in the Spring of 1938! And every month that passes is seeing a boost in building costs; mill-work, plumbing, heating installations, all are advancing in price, and skilled labor, never too plentiful since the depression, is getting scarcer still.

Just over the horizon of the future lies the promise of a great Building Boom. When it comes—when prices soar and labor is at a premium—then it will be too late. Then the joy and security of modern home ownership will be something to read about in the yellowing files of old newspapers and the pages of ageing magazines—but never again to be captured so easily in this generation.



Figure 52. Cover of Better Homes Edition, Evening Journal, May 28, 1937, 1

edition noted residents who were active in building modern homes for Washington, with C.G. Schmoeller noted as the most active but J. Martin White had also built several new homes. Winfield Smouse had died in late 1936, and he was noted as the “largest owner of Washington real estate at the time of his death.” Schmoeller noted that there was room for more small homes in Washington, and he never had trouble renting his properties, which totaled 12 rental houses currently.¹⁸⁷ The Washington Federal Loan and Savings Association was profiled, noted as already financing 136 loans to build, purchase, or remodel homes in its three year history. C.R. McCutchen, manager, noted that residents would find that with their payment plans it was as cheap to buy a home as rent one.¹⁸⁸ An article on the American Pearl Button Company noted a program that they had started for their workers to encourage homeownership, with loans from the Federal Savings and Loan Association. Thus far, 15-20 workers had qualified for loans and bought homes ranging from \$700 to \$1,600.¹⁸⁹

The edition also highlighted various contractors and suppliers available in Washington in this period for construction. An article outlining personnel included 23 carpenters: Charles S. Hennon, Green Squire, Will Kos, Earl Simpson, Nick Roth, T.J. Simons, Alva Nebergail, D.N. Anwyl, P.J. Wallace, Maurice Kelly, Art Glider, Joe Sutton, Joe Lohberger, John Haifley, George Askea, Albert Simpson, L.E. Blick, Ed Downs, Peter Fairchild, Will Lamansky, W.D. Crossett, and Roy Downs. Masons and concrete contractors included J.J. Minick, Ralph Minick, Charles Minick, J.J. McKeone, Jack Kupka, and D.C. Russell.¹⁹⁰ Lumber yards included Eclipse Lumber Company and Washington Lumber & Fuel Company, with building materials also sold by C.E. Phillips (former Baxter property), John Shields & Son, and the Washington Brick & Tile Factory. Advertisements and/or articles provided additional information on products that they had available. The Eclipse Lumber Company, with L.E. Wilson as manager, offered lumber, Johns-Manville Asbestos Flexboard (used for the new Washington Dairy), asphalt shingles, felt sheathing, steel fencing, wall board, insulating wall board, and plyboard veneer.¹⁹¹ The Washington Lumber and Fuel Company, the “Home Builders and Home Warmers” with Jim White as manager, sold lumber, sash, doors, screen doors, window screens, cement, lime, plaster, sand, gravel, nails, Red Brand woven fence, and insulation.¹⁹² John Shields & Sons, with Henry Shields as manager, had a variety of building materials available and manufactured concrete blocks that were sold for building foundations and for other construction purposes.¹⁹³ C.E. Philips, operating at the former Baxter Coal Company, dealt with coal, grain, and building materials, which included concrete blocks, cement, sand, gravel, brick, and tile. He also manufactured concrete blocks at his yard.¹⁹⁴ An advertisement for Evoready Plumbing & Heating Company noted that they offered sales and installation for forced air systems, as well as general plumbing, heating, air conditioning, insulation, and refrigeration.¹⁹⁵

¹⁸⁷ “Men Who Replace Old Houses with New Ones are Public Benefactors,” *Evening Journal*, May 28, 1937, 3

¹⁸⁸ “Loans and Savings Association Finances 136 Homes in Three Years,” *Evening Journal*, May 28, 1937, 5

¹⁸⁹ “Button Workers Purchase Homes,” *Evening Journal*, May 28, 1937, 8

¹⁹⁰ “Men Engaged in Building Trades Form a Large Group of Citizens Here,” *Evening Journal*, May 28, 1937, 2

¹⁹¹ *Evening Journal*, May 28, 1937, 5

¹⁹² *Evening Journal*, May 28, 1937, 3

¹⁹³ “John Shields & Sons,” *Evening Journal*, May 28, 1937, 2

¹⁹⁴ *Evening Journal*, May 28, 1937, 7

¹⁹⁵ *Evening Journal*, May 28, 1937, 4

In addition to promoting construction, the Better Homes Edition of *Evening Journal* also included several articles on aspects of the “better home” to build in Washington. The house chosen for the cover page was a Tudor Revival house, and this style of house was depicted throughout the other articles and advertisements for modern homes in the edition. Typical features included steeply pitched gable roofs, large chimneys (often in front), entry vestibules, multi-light windows, and stucco eaves with half-timbering. While large Tudor Revival homes were built in larger cities, the style was also adopted to smaller houses, which were popular in smaller towns like Washington.¹⁹⁶ Plans were included for a traditional Cape Cod Revival house as well, a simple one-and-one-half-story, side-gable dwelling with six-over-six-light double-hung windows, two front dormers, and a setback attached garage.¹⁹⁷ Interestingly, what was dubbed as a “Cape Cod Cottage” is a smaller one-story side gable house with a cross-gable front section, more similar to early ranch houses.¹⁹⁸ A minimal traditional house – one story, side gable house with no decorative detail was noted as a “Dutch Colonial” house, much different from the current architectural style of that name.¹⁹⁹ A plan for a “modern house” was also presented on page 3, reflecting the streamlined simple lines of the Moderne style with an attached one-car garage to the front.²⁰⁰ Over the past decades, it was noted that there had been a trend towards smaller homes with lower ceilings. Owners had realized that the space associated with the high 10-12 foot ceilings of Victorian houses was wasted. With a return to simpler Colonial types of architecture, lower ceilings also restored proportions of rooms to those of early homes.²⁰¹

Across the country, it was also noted that there had been a revival of home building in the last few years, since the creation of the Federal Housing Administration (FHA) in the National Housing Act of 1934. The number of single family homes built in 1936 were approaching the numbers built in 1929, prior to the start of the Depression.²⁰² While large homes utilized the latest in architectural styles, the majority of the homes built in the 1930s were small homes designed for economy. National discussions on the ideal house received greater attention with the drop in the building industry and increasing foreclosure rate. The Federal Housing Administration issued Principles of Planning Small Houses in 1936 to provide basic house plans that provided maximum accommodations with a minimum of cost. The standard form, which has been termed a “minimum house” or “minimal traditional house,” incorporated a side gable design, central entry, and little if any ornamentation, including small eaves. The interior included a living room and kitchen to one side of the entry, with two bedrooms on the other side. Slightly larger houses included two bedrooms on the second story as well.²⁰³ In the 1930s and continuing through the 1940s before and after World War II, Cape Cod Revival houses were also built, again looking back to early America. These one-story or one-and-one-half-story side gable houses often had two dormers and little additional ornamentation. Small homes with Tudor Revival elements also continued to be popular into the 1940s.

¹⁹⁶ McAlester 1997: 355-358

¹⁹⁷ *Evening Journal*, May 28, 1937, sec 2, page 4

¹⁹⁸ *Evening Journal*, May 28, 1937, sec 2, page 8

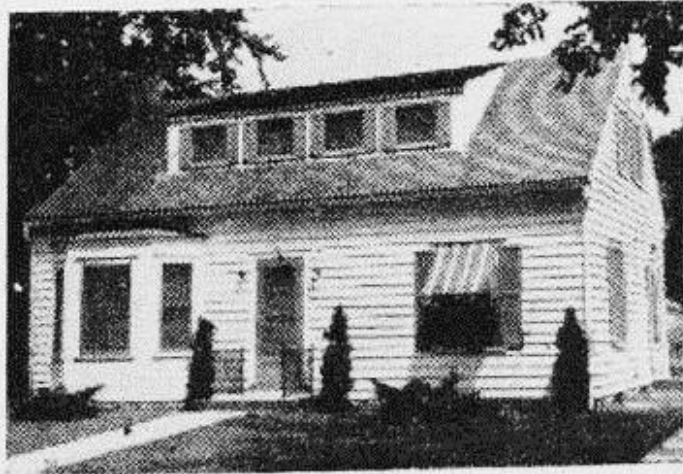
¹⁹⁹ *Evening Journal*, May 28, 1937, sec 2, page 8

²⁰⁰ “Modern Home,” *Evening Journal*, May 28, 1937, 3

²⁰¹ “Trend to Lower Ceilings,” *Evening Journal*, May 28, 1937, 3

²⁰² *Evening Journal*, May 28, 1937, 3

²⁰³ Ames and McClelland 2002: 60-62



Here you see the new home of Mr. and Mrs. Lee Holland, located at 600 South Second avenue. The Eclipse built this home in 1937.

Figure 53. Side-gable house built by Eclipse Lumber Company in 1937.²⁰⁴

The number of apartments in Washington was also noted as increasing through the 1930s. Beginning in the 1920s, some of the larger older homes in the surveyed neighborhood on the west side of Washington, as well as in other older neighborhoods in town, were split into two housing units. This trend continued into the 1930s, with large homes split into two or more housing units. Additionally, the first small apartment buildings appeared in this period in Washington, and more downtown buildings were noted for their apartments on upper stories (traditionally housing for store owners). L.E. Wilson had pioneered in building a modern type of apartment house building with the construction of the New England Apartments on E. Washington in 1931, providing many people with good homes.²⁰⁵ By 1937, the Better Homes Edition noted that around 60 “flats” were found in the downtown area, including the Rookery and Lemmon apartments and units above stores. Additional units were found in large houses.²⁰⁶

New construction continued to be slow through the end of the 1930s in Washington. In May 1937, five homes were noted as under construction or planned to be built soon. However, lots of remodeling and repair work was also being complete. A large number of roofs were being shingled, with mostly composition shingles being installed (no longer wood shingles).²⁰⁷ In February 1938, the newspaper noted that building costs remained high, which kept the construction of new residences down. Overall, real estate men believed that there were not enough modern homes to supply the demand for housing in Washington, and the new federal housing program with easier payments might help spur additional construction.²⁰⁸ In the

²⁰⁴ Centennial Edition, *Evening Journal*, August 1939, 55

²⁰⁵ “Men Who Replace Old Houses with New Ones are Public Benefactors,” *Evening Journal*, May 28, 1937, s2, p3; “L.E. Wilson Planned, Built Many Washington Homes,” *Evening Journal*, August 5, 1950, 8

²⁰⁶ “Flat Dwellers Numerous Here,” *Evening Journal*, May 28, 1937, 6

²⁰⁷ (“New Houses,” *Evening Journal*, May 28, 1937, 5; “Many Homes are Being Repaired; Build New Roofs,” *Evening Journal*, May 28, 1937, 6

²⁰⁸ “More Sales of Farm Land are Expected,” *Democrat Independent*, February 9, 1938, 7

surveyed neighborhood on the west side of Washington, only one property had construction in the 1930s, though the owner built two houses on this lot at 215 W. Jefferson (Survey #WS-1; Iowa #92-00728). The first was a simple hip-roof house set back on the lot, built in 1934.²⁰⁹ Thomas Berdo was a real estate agent, then listed as living at this address in the 1935 city directory. They then built the more stylistic one-and-one-half-story Tudor Revival house on the front portion of the lot in 1939. The *Evening Journal* notes on June 7, 1939 that T.H. Berdo and wife plan to move into their new house at 215 W. Jefferson about September 1. They had been working for the last few months on their five room “Cape Cod” cottage (Tudor Revival) located on the front portion of the lot where they had built a few years ago.²¹⁰ The earlier small hip-roof house then became a rental property. Numerous articles were written in the late 1930s about the need for small houses for rental purposes in Washington, so this house filled that need.

Though the county centennial was a relatively distant memory, Washington geared up for its town centennial in 1939. In 1938, the chairman of park board, J.E. Lemmon, saw a fountain with colored lights in Missouri and worked to install a similar one in Washington as part of the centennial celebration in 1939.²¹¹ In addition, publicly funded projects reached an all-time high in Washington in 1939, with Lincoln School built on the south side of town, Stewart School built on the north side of town, an underpass constructed on N. 2nd Avenue, a new armory built for Troop F of the 113th Cavalry on the north side of town, and improvements to the cemetery road under construction. The projects were completed with local bonds and money from the Works Progress Administration (WPA).²¹² As part of the underpass project on N. 2nd Avenue, a number of houses were moved from this area. One bungalow, owned by carpenter William Kos from 1919 to 1938, was moved to 303 W. Jefferson for Andrew C. and Annie Polis to replace the earlier house owned by the Bidwell brothers on the lot (Survey #WS-9; Iowa #92-00732).²¹³ Sunset Park was also improved throughout this period. In 1938, improvements included surfacing of west park roads with crushed gravel, additional gravel on roads in the east part of the park, construction of four open air fireplaces, corner posts of rock built on the gateway on the west side of the park, a low place at W. Washington entrance filled with dirt from 2nd Ave underpass project and planted with grass, wading pool in main part of park cleaned/painted and a rock walk built around it, tiling near W. Main Street near the rock garden, and the addition of a electrolier at the rock garden. The improvements were overseen by the park commissioners: Mrs. Delbert Bailey (Marion Stewart Bailey), chair; Frank Miller; and J.E. Lemmon.²¹⁴

By early 1939, it was noted that real estate sales and construction were increasing in Washington. Overall, there was more demand for houses and construction of rental houses as an investment. The Washington Federal Savings and Loan was noted as helping create better conditions for buying and selling of homes through their mortgage program. Realtors were seeing a consistent and steady demand for town property to rent or sell, with not enough modern homes available.²¹⁵ Construction projects noted in June 1939 included the new house for the

²⁰⁹ "Mr. and Mrs. Tom Berdo are planning to move into their new house on West Jefferson street on Monday," *Democrat Independent* on October 4, 1934, page 7

²¹⁰ "Housing Situation in Washington Improves; Residences are Built," *Evening Journal*, June 7, 1939, 1

²¹¹ "Fountain Idea Conceived Over Year Ago," Centennial Celebration, *Evening Journal*, August 1939, 5

²¹² "Spend Nearly \$500,000 for Public Works," Centennial Edition, *Evening Journal*, August 1939, 74

²¹³ *Washington Democrat Independent*, July 20, 1938, 2

²¹⁴ "Washington has Popular Sunset Park," *Evening Journal*, February 16, 1939, 9

²¹⁵ "Real Estate Men Say Farm Land Situation Encouraging," *Evening Journal*, February 16, 1939, 36, sec 4, page 4

Berdo family at 215 W. Jefferson, new rental house for Carl Hedges on S. 3rd Ave, new bungalow for Fred Weekley at 508 S. Avenue B as a rental house, new house with brick veneer on S. Marion for Sidney Smith, a two-story house on W. Harrison for the J.W. Fields family, and a new one-and-one-half-story Colonial type house for C.S. Lemmon on lot across from the new Lincoln School. Additionally, the former house of Mrs. J.K. Young was being converted to four modern apartments, and the George apartments were complete on S. Marion.²¹⁶

Excitement over increased residential construction continued into 1940. The Eclipse Lumber Company was working on the construction for a new “colonial type” two-story home for Leo Sueppel at 627 W. 2nd Street. Under the new Federal Housing Administration program, the Eclipse Lumber Company had also been awarded the contract to build a set of FHA model homes under the direction of manager L.E. Wilson. The company filed the only new plat in this period – an eight-lot subdivision in Out Lots 1 and 2 of Chilcote’s Addition in the 900 block of S. 4th Avenue (see Table 10, page 79). The first home was noted as under construction in May 1940, with four others then built in 1940 to 1942. The FHA program was noted as attracting increased attention as only 10% down payment was required and monthly payments for mortgages were lower than rent payments.²¹⁷ This set of small attractive dwellings was noted in 1950 as the start of the federal housing program in Washington, with a total of 25-30 homes built through the program in Washington through the 1940s.²¹⁸ Houses on the additional three north lots were built in the late 1940s. A number of larger homes were also noted under construction in May 1940. The house built for Robert E. Arthur, manager of Washington Concrete Company, at 803 S. 4th Avenue was notable as following the Moderne style. The concrete block house clad in stucco showcased this building material and reflects the simple lines and flat roof of this more rare architectural style in Washington. This style then also was utilized for a new home being built for Hugh McCleery at 215 E. Main (demolished).²¹⁹ The large Morton house at 414 W. Jefferson (Survey #WS-20; Iowa #92-00735) was also noted for its remodeling into four modern apartment units each consisting of five rooms.²²⁰ By August 1940, the *Evening Journal* reported that new houses were springing up in every section of town, something not seen in many years. The new loan programs that made it easier to own a house were credited with the revival.²²¹

The 1930s ended and the 1940s started with similar projects in Washington as two decades earlier at the start of the 1920s. On February 1, 1939, Highway 2 through town became Highway 92 and continued to send travelers across the state through Washington. As a result, the first roads in Washington were blacktopped in 1939, with additional town roads blacktopped in 1940 and 1941. The brick from the early 20th century around the square remained in place.²²² While Washington had a number of brick and concrete streets, dirt streets still came within a block of the square. Approximately three miles of roads were surfaced the first year, with an additional three miles the next year. The program continued into the 1950s, with earlier roads sealed with a

²¹⁶ “Housing Situation in Washington Improves; Residences are Built,” *Evening Journal*, June 7, 1939, 1

²¹⁷ “Start Building of New Houses,” *Evening Journal*, May 2, 1940, 1)

²¹⁸ “L.E. Wilson Planned, Built Many Washington Homes,” *Evening Journal*, August 5, 1950, 8

²¹⁹ “Building Activity Reported,” *Democrat Independent*, May 8, 1940, 1

²²⁰ “Building Activity Reported,” *Democrat Independent*, May 8, 1940, 1

²²¹ *Evening Journal*, August 10, 1940, 3

²²² “Street Improvements Show Continuing Progress,” *Washington Evening Journal*, 60th Anniversary Edition, February 27, 1953, 22

new coat every three years.²²³ The 1941 city map shows the route of Highway 92 from the east into town on Washington, jogging south two blocks on 2nd Avenue, and continuing west on Madison out of town (Figure 54). Highway 1 entered on the west side of town, joined 92 along Madison, turned along on 2nd Avenue and then continued north on this street past the town limits before angling over to continue north on Marion into the country. The strong local businesses weathering the Depression and Orville Elder's note in April 1926 about Washington's potential as a commuter town likely contributed to the population growth from 4,814 in 1930 to 5,227 in 1940 – three-quarters the growth of the previous three decades combined in one decade. The increase in population likewise contributed to the need for additional housing.

With the start of World War II, however, construction would again be limited through the early 1940s. The 1943 Sanborn map shows the development of the surveyed neighborhood on the west side of Washington by this time (Figure 55). As noted, little new construction is depicted on the map, and several vacant lots remain in the neighborhood in the 500-600 blocks of W. Jefferson, 600 block of W. Washington, and 600-700 blocks of W. Main Street. The Eclipse Lumber Company (402 E. 3rd St) and Washington Lumber Company (301 N. Marion) continued to be the main two lumber companies listed in the 1941 city directory, with building materials also sold at John Shields & Sons (407 N. Marion) and the Washington Concrete Company (415 N. 12th Ave). Contractors listed in the directory include C.S. Hennon, Risk Construction Company, T.J. Simons, A.J. Votruba, and J.J. McKeone (cement contractor). Progress on the Eclipse Lumber Company houses on S. 4th Avenue was noted in February 1942, with three houses built in the last year. The house at 948 S. 4th Ave was sold to Earl Minear under the FHA program in July 1941, and a second had been sold to R.A. Jurging. The third house remained for sale. Two bungalows were also noted as planned to be built.²²⁴ As noted, assessor records include 17 houses with an estimated construction date of 1940 and only six extant houses with construction dates noted as from 1941 to 1944 in Washington.²²⁵

²²³ “New Surface Blacktop on Sixty Blocks,” *Evening Journal*, September 30, 1955, 4

²²⁴ “Much Remodeling of Town Houses in Past Year,” *Evening Journal*, February 26, 1942, 41

²²⁵ Database courtesy of Washington County Assessor; construction dates noted have not been confirmed through research but reflect the general dates included in the database.

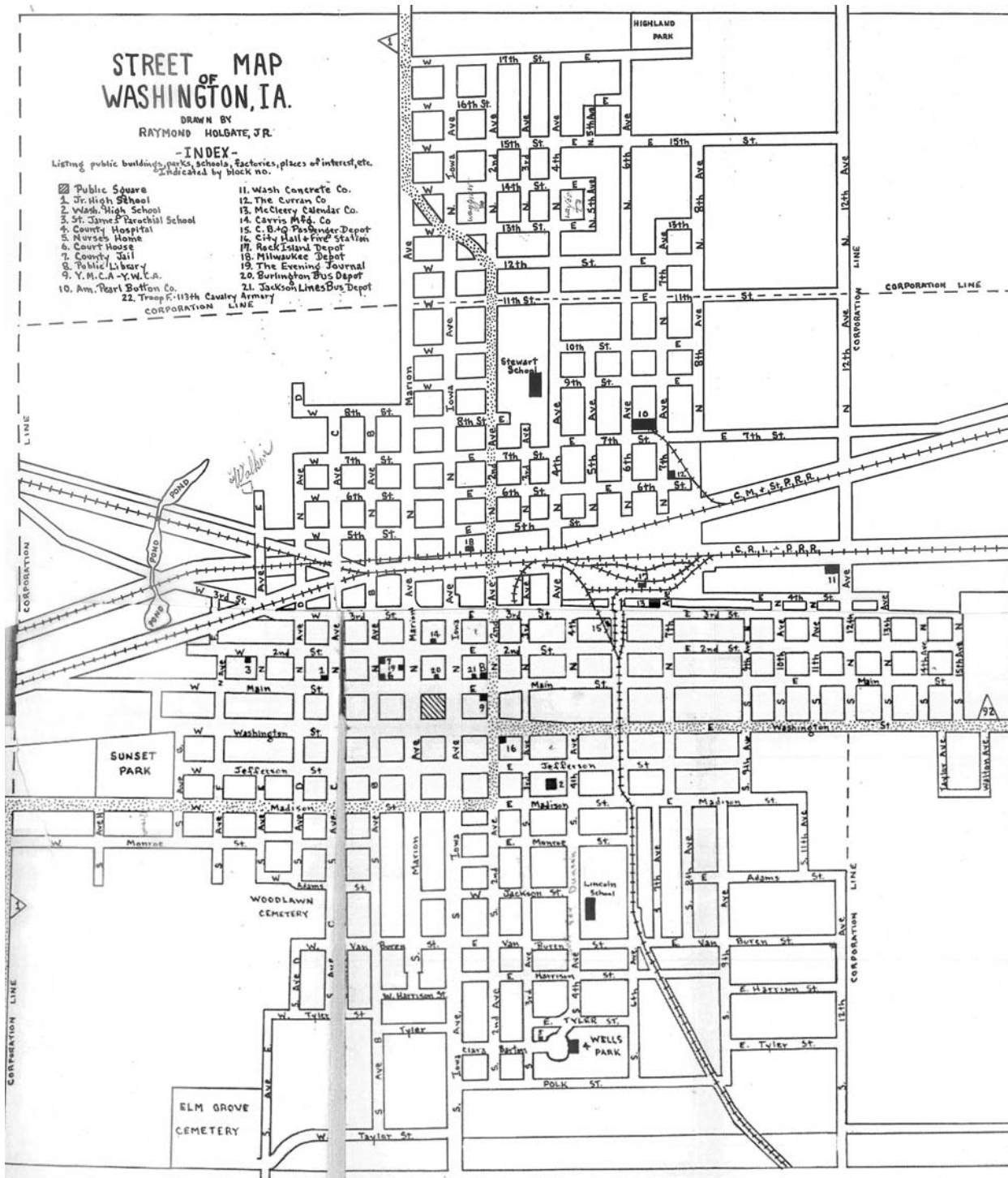


Figure 54. Map of Washington in 1941 (Holgate 1941).

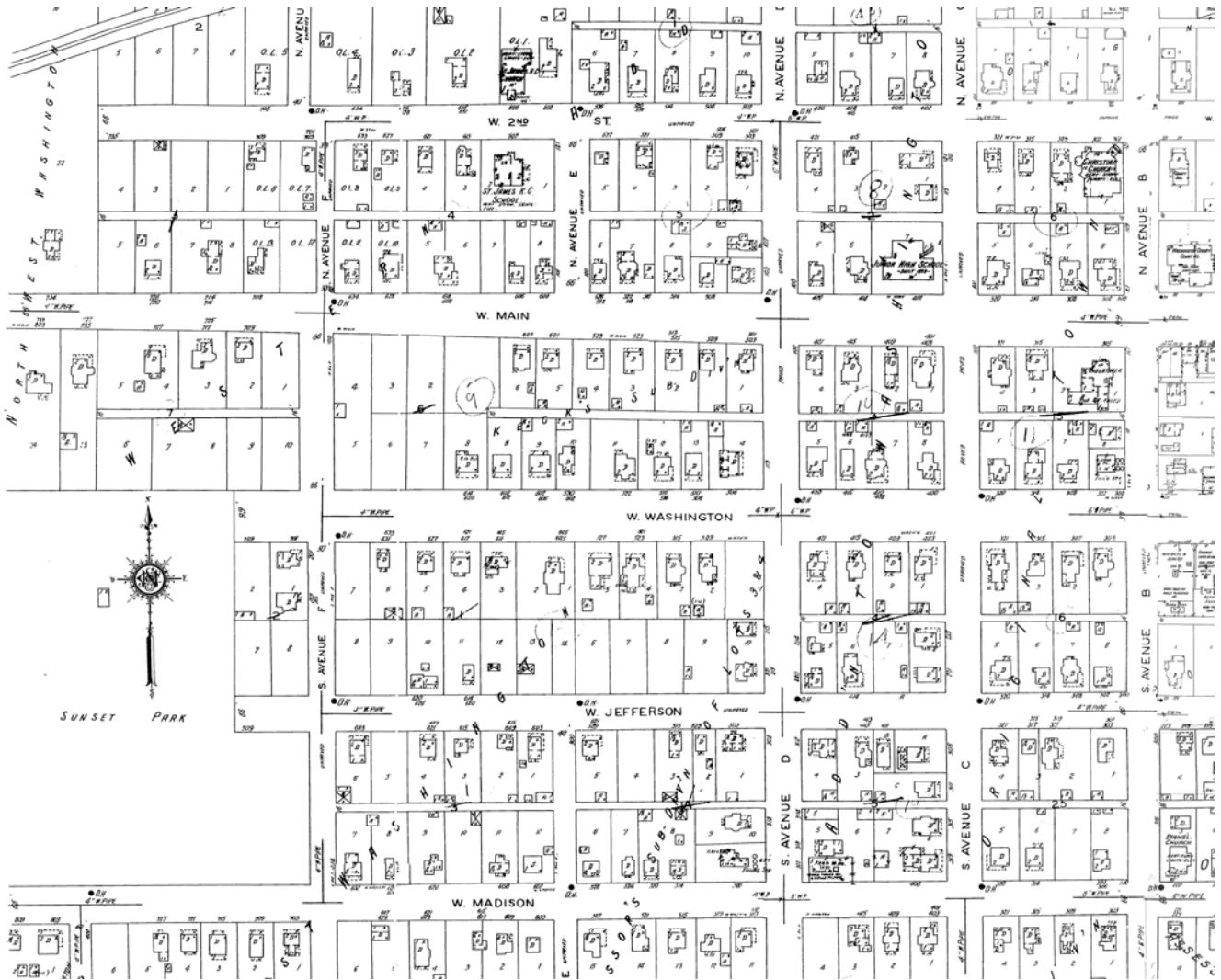


Figure 55. Map of west side of Washington in 1943 (Sanborn Map Company 1943).

Residential Development in the Post War Period: 1945-1970

While construction was slow in the early 1940s due to World War II, business growth and improvements began to pick up at the end of the war and through the end of the decade. After slow population growth of less than 600 in the three decades from 1900 to 1930, the 1930s saw an increase of over 400 in population to a total of 5,227 residents in 1940. Significant population growth continued through the 1940s, reaching a population of 5,902 in 1950. This positioned Washington for increased residential development going into the 1950s. The growth slowed again in the 1950s as the population only reached 6,037 by 1960 and then resumed moderate growth to 6,317 in 1970. New residential construction was restricted in the years immediately following the war, with shortages in materials and high costs noted for construction in Washington. However, over 80 extant houses are noted with construction dates from 1945 to 1949 in Washington, significantly more than the previous decade. Construction continued strong into the 1950s, with approximately 240 extant houses built in the decade. A handful of new plats for residential subdivisions were filed from 1945 to 1953, with no new plats from 1954 to 1958. Construction through this period continued on previously platted lots, increasing the density of earlier neighborhoods. Transportation improvements included realignments for Highway 92 and Highway 1 in 1956, improving travel to nearby communities including Iowa City. A comparative burst of construction and remodeling activities is noted throughout the downtown and along commercial corridors in the period from 1956 to 1969. Residential construction also surged through this period, with 20 new subdivisions platted from 1959 to 1967 as earlier neighborhoods reached full capacity of development of their parcels. Approximately 330 extant houses were built then in the 1960s. Residential construction activity appears to have peaked through this period, with less residential development then noted through the 1970s and into the 1980s.

20th Century Changes and Development, 1945-1970

The end of World War II spurred economic growth and development across the country, as well as efforts focused on community improvements. With increasing population and the anticipated return of veterans seeking to move into their own homes, prominent residents of Washington sought solutions in 1945 to address this issue. With material shortages across the country and housing costs increasing, the Federal Housing Administration was closely monitoring new construction, and community leaders from Washington met with G.S. McBride in the Des Moines office to advocate for new dwellings to be approved for construction in July 1945. A report was submitted on the community and need for housing, with permission granted in September 1945 for 15 new homes in Washington.²²⁶ Around the same time, the H-2 war housing program under the FHA approved 100 new homes for Cedar Rapids in July 1945 to be sold for a maximum of \$7500 or rented for a maximum of \$65 per month.²²⁷ Business continued strong for the Washington Federal Savings and Loan Association, and C.R. McCutchen retired in 1945 with Ralph Bauer taking his place.²²⁸ In December 1945, the Chamber of Commerce noted that the housing situation in Washington was growing more serious, with men being discharged daily from armed services. Jobs were available for veterans in Washington, but many were

²²⁶ "Starting Plans to Permit Building New Residences," *Evening Journal*, July 12, 1945, 1; *Evening Journal*, September 15, 1945, 4

²²⁷ "Approve New Houses Built at Cedar Rapids," *Evening Journal*, July 25, 1945, 1

²²⁸ "Savings and Loan's Association's Loans Now Over Million Dollars," *Evening Journal*, January 16, 1952, 9

unable to find a place to live. The Chamber requested that owners of large homes consider renting extra rooms to those seeking to live and work in Washington, which would be more comfortable than additional trailers being brought in for housing. They estimated 40-50 couples were seeking rooms or apartments to rent, and anyone willing to rent space would help relieve the worst housing situation ever facing the community. The situation was projected to be temporary, with construction of new houses and additional apartments anticipated to be built.²²⁹ In May 1946, a national article noted that the scarcity of building materials threatened success of government's housing program for veterans across the country. Scarce materials included asphalt shingles, insulation board, clay sewer pipe, soil pipe, gypsum wall board and lath, hardwood flooring, warm air furnaces, pipe and fittings, bathtubs, pipe and fir doors, millwork, softwood lumber, and plywood.²³⁰

Residential construction activity was noted throughout 1946 in Washington. By February, contractors had materials lined up to start construction, advertising for additional hands to assist with houses that had been approved to be built.²³¹ At least five lots were owned by contractor Ralph Hesseltine, and he had permits to build two houses, both of which would be first offered to veterans for 30 days before being available to the general public. Hesseltine had worked in civil service during the war as foreman for carpenters stationed at Pearl Harbor.²³² Contractor Harry Sowden was also noted as one of the busiest men in town in May 1946, with houses under construction in his new subdivision in the 900 block of S. 6th Avenue immediately east of Eclipse Addition. The new street in Sowden's Addition was dubbed Prospect Place, and Sowden planned to build his houses on concrete slabs with no basements.²³³ By September 1946, the *Evening Journal* noted that Harry Sowden had sold one of his new houses, which were the latest word in efficiency - durable, practical, and attractive.²³⁴ The plat was officially approved by council in October.²³⁵ A total of ten houses were built here from 1946 to 1951. Four houses were also built on the north lots in Eclipse Addition from 1946 to 1950. The editor of the *Evening Journal* went on a tour in July 1946 around town of new houses built in the last year, finding 25-30 new little compact houses. He also noted that a number of people were living in trailers pending finding permanent housing, and there seemed to be trailers in every available space in town.²³⁶ The editor also toured the new Ross Apartments, which had seven units, in November 1946, while still waiting to see the new Willits apartments.²³⁷ Harry Sowden took on a partner, Les Eicher, on January 1, 1947, and the editor of the *Evening Journal* noted that Sowden was an architect/contractor who had already done a great deal of planning and building in Washington.²³⁸ Other than Sowden's Addition, no new plats were filed in the late 1940s in Washington, with construction on previously platted lots in town (Table 11). New sewer connections were requested for housing built in the southwest and northeast parts of town in December 1947.²³⁹

²²⁹ "Suggestion to Help Housing Problem," *Evening Journal*, December 4, 1945, 1

²³⁰ "Scarce Materials Retard Building of New Residences," *Evening Journal*, May 13, 1946, 2)

²³¹ *Evening Journal*, February 27, 1946, 7

²³² "Hesseltine and Putnam are Building Houses for Veterans on E. Harrison," *Evening Journal*, March 28, 1946, 1

²³³ "The Rocking Chair Brigade," *Evening Journal*, May 29, 1946, 8; "Ten Years Ago Today," *Evening Journal*, May 4, 1956, 8

²³⁴ "The Rocking Chair Brigade," *Evening Journal*, September 16, 1946, 4

²³⁵ "Review of the Week's News," *Evening Journal*, October 26, 1946, 3

²³⁶ "The Rocking Chair Brigade," *Evening Journal*, July 24, 1946, 8

²³⁷ "The Rocking Chair Brigade," *Evening Journal*, November 2, 1946, 3

²³⁸ "The Rocking Chair Brigade," *Evening Journal*, January 4, 1947, 3

²³⁹ "Ask Water, Sewer for New Houses," *Evening Journal*, December 2, 1947, 1

Table 11. Plats filed in Washington from 1940 to 1955

Date	Plat name (addition, if subdivision)	Part of town	Plat reference
1940-06-27	Eclipse Addition (Chilcote's Addition – Out Lots 1-2, west half)	southeast	Plat Book 03: 162
1946-10-23	Sowden's Addition (Chilcote's Addition, Out Lots 1-2, east half) (Prospect Place)	southeast	Plat Book 03: 189
c.1950	Cottage Plat (UP Home – not official plat)	east	unrecorded
1951-10-22	Baker's Subdivision (replat of earlier?)	southeast	Plat Book 03: 284
1952-06-09	Circle Drive Subdivision (old HS football field)	southeast	Plat Book 03: 287
1953-12-24	South Circle Drive (old HS football field)	southeast	Plat Book 03: 305

Transportation and city services also evolved in this period following World War II. The Chicago, Rock Island & Pacific Railroad had operated in Washington since the construction of the first railroad tracks into the community in 1858. In August 1947, the Chicago, Rock Island & Pacific Railroad transferred their trains to a new cutoff between Ainsworth and Brighton, bypassing Washington to the south. By 1953, the old Rock Island railroad yards were noted as overgrown with weeds.²⁴⁰ Railroad traffic continued through town on the Milwaukee Railroad. The need for improved city services led to two new wells being dug for the water system in the city, one in 1946 and one in 1955. Improved water quality was also offered in Washington in this period, with Culligan Soft Water Service starting in 1946.

Efforts to provide housing for retired members of the community that had started decades earlier came to fruition by the late 1940s, contributing to the growth of Washington as a retirement community. In 1946, Mary Marr offered to donate her 120-acre farm near Ainsworth to the Home Association of Washington, if a retirement home was built on the property. Without sufficient local support, the land was turned down, later becoming Marr Park. However, discussions sparked greater interest in Washington for such a project locally.²⁴¹ The United Presbyterian Church bought the 1909 home of Senator Smith Brookhart on E. Washington, converting it for use as a retirement home in 1947 (Fulton Hall). In 1949, they completed their first major building project, converting the carriage house to residence rooms (Hebron Hall). A new three-story building, Sherman Hall, was then constructed in 1951, including a dining room, lounge, rooms and apartments, and six-bed “sick bay.” At the same time, the land to the south of the United Presbyterian Home was then platted for development of cottages for more active retired residents. The first two-bedroom cottage was built in 1949 by Mrs. R.A. Acheson, a prefabricated Gunnerson Home by U.S. Steel Corporation. In August 1949, the *Evening Journal* noted that “a series of homes are to be built behind the United Presbyterian Home on East Washington.” The first house was followed by at least 10 more houses built through the 1950s, with nearly 30 then built in the 1960s. By 1989, 70 cottages were found in the “Cottage Plat” development. The houses were built specifically for retired applicants who paid for construction and lived in the house during their lifetime or until they moved into one of the main buildings. United Presbyterian Home retained partial interest in the houses, then selling them to new

²⁴⁰ “Recollections of Boyhood Written by Lloyd McCall,” *Evening Journal*, November 2, 1953, 5

²⁴¹ *Souvenir History of Washington, Iowa* 1989: 91

applicants upon being vacated.²⁴² Lots around this property to the west and south were then formally platted as Baker's Subdivision in October 1951.

In August 1949, the *Evening Journal* noted that the trend over the past few years was an increase in the development of the southeast section of Washington. Housing had been an issue since the end of the war, with the need for additional housing for returning veterans. While housing had been constructed throughout the city, the greatest concentration was from S. Iowa Avenue to S. 4th Avenue and from E. Monroe to E. Polk. Lumber companies and contractors estimated that more than 50 houses had now been completed since the war, along with remodeling work. With the exception of some early prefabricated houses, most of the development was traditional frame houses. A number of these homes were photographed and included in the newspaper, showing the types of new construction in this period (Figures 56-58). A number of one-and-one-half-story side gable houses continued to be built through the end of the 1940s, reflecting the Cape Cod Revival style. Smaller side-gable minimal traditional houses were built, with few decorative details and small eaves. Remnants of Tudor Revival houses are noted in a simplified form with the presence of gable-roof entry vestibules. Overall, the trend appears to be toward one-story houses that are more elongated, morphing into the typical ranch house form of the 1950s. Attached garages appear on some of these houses, though a number of detached garages continued to be built through the 1950s. Prefabricated houses were scattered in Washington, including houses built for Ed Sorrell on either side of Sorrell Auto Parts, a house for Dr. T.J.



Figure 56. Houses along S. 3rd Avenue in 1949 (*Evening Journal*, August 19, 1949, 7).

²⁴² "U.P. Home fine retirement center," *Evening Journal*, July 1, 1976, 142; *Souvenir History of Washington, Iowa* 1989: 92-93; "Building Trend is to Southeast Part of Town," *Evening Journal*, August 19, 1949, 7

12 of Washington's New Homes

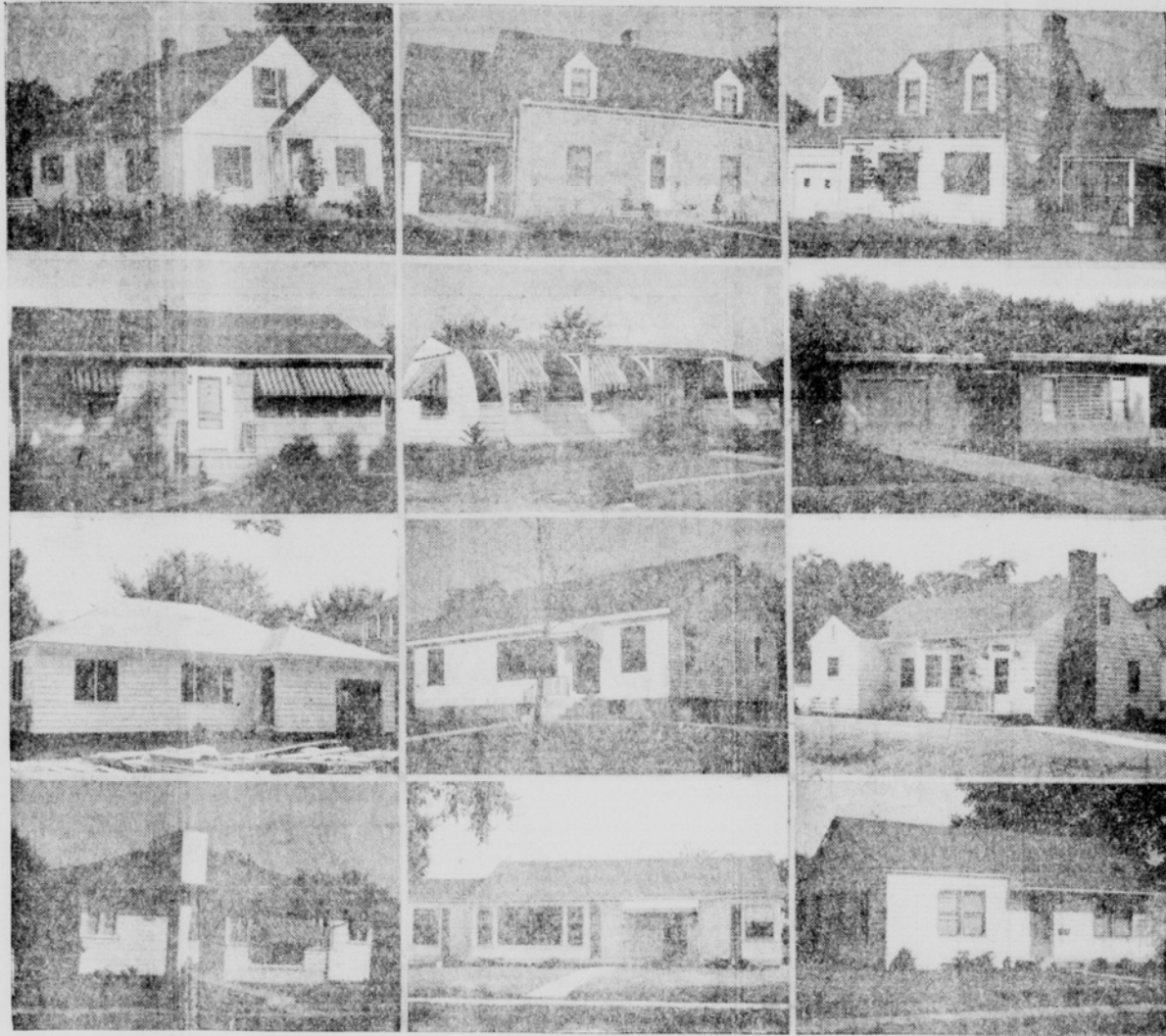


Top row, left to right: Marion Rapp's home, 810 S. Marion; Bill Sittler's new home, under construction on E. Polk; Homer Hensley's home, corner of N. 4th and E. 9th.
Second Row: Hilt Rabenold's home 1020 N. 4th; Roy Sowash's remodeled home, 921 E. Main; Pete Graber's basement dwelling; Prospect Place.

Third Row: Don Batterson's home, 910 E. Madison; Jay Brewer's home, 703 W. Main; M. E. Johnson's home, 531 S. Iowa.
Fourth Row: Harry Dye's remodeled home, 908 N. 2nd; Howard McBride's recently completed home, 627 E. Main Street; and Meredith Knepp's home, 1120 N. 6th.

Figure 57. Group of new houses in Washington in 1949 (*Evening Journal*, August 19, 1949, 8).

Second Group of New Residences



Top Row left to right: Henry Godwin's home, 903 Prospect Place; Ray Whitehead's home, 950 S. 3rd; Gene Thomas' new home, 600 S. 3rd.
 Second Row: Dr. T. J. Pease's home, 992 S. 4th; Keith Vetter's home, 814 E. Van Buren; R. E. Corner's home, South Iowa Avenue.

Third Row: Mrs. E. B. Hammet's new home, 733 E. Main; Glen Hall's recently constructed home at 740 S. Marion; E. L. Rouse's home, 737 S. 2nd.
 Fourth Row: R. W. Hyde's home, 720 S. 2nd; Ed Sorrell's home, 1005 W. Madison; and Lester Krabill's home, 720 S. 3rd.

Figure 58. Group of new houses in Washington in 1949 (Evening Journal, August 19, 1949, 8).

Pease, and a house for Glenn Hall. PermaStone was beginning to be incorporated on some facades, such as Ray Whitehead's house at 950 S. 3rd Ave. Sam McCleery's new house at 923 Prospect Place was cited for its concrete construction, with reinforced concrete cast horizontally and raised to a vertical position. Other concrete houses were also noted in Sowden's subdivision. Some Quonset homes were built in town, with several noted on N. 4th Avenue east of Stewart School (one in middle of Figure 58). Other houses of the "basement type" were also noted as constructed. These houses had a basement dug and finished, with a roof installed, waiting for the availability of less expensive building materials for the main first story walls (one

on right in Figure 57). Meanwhile, owners saved rent money by living in their own “basement” home. In general, new construction was scattered around town, with the exception of concentrations in the southeast part of town and near Stewart School.²⁴³

Construction continued in other previously platted neighborhoods as well through the end of the 1940s, increasing the density of these areas. Three houses are noted to have been built in the surveyed neighborhood on the west side of Washington in this period, and all three were small one-story frame houses. The home of Ira W. (Tink) and Helen Shenefelt at 111 N. Avenue B follows the minimal traditional style that became popular in the late 1930s and was built into the 1940s (Figure 59) (Survey #WS-89; Iowa #92-00772). The north half of the lot behind the c.1876 two-story house at 302 W. Main was sold to J.M. White in 1946, who was manager of the Washington Lumber and Fuel Company. With the scarcity of materials, the home took longer to finish, completed in 1947 and sold to the Shenefelts.²⁴⁴ The other two houses were built in the 700 block of W. Main Street. Contractor Earl Wood owned the vacant corner lot at 703 W. Main Street in 1945, and he built a one-story side-gable frame house with a front cross-gable section in 1945-46, selling it to Jay and Helen Brewer in 1946 (Figure 60) (Survey #WS-127; Iowa #92-00787). The house has a set of paired double-hung windows at the front corner, a feature that would be popular on ranch homes built through the 1950s and 1960s. The house was noted for its large solarium on the south side providing a pretty view of Sunset Park, spacious rooms through the interior, and number of interesting modern features.²⁴⁵ Across the street, the vacant corner lot and the house to the west was sold to T. Garner See in August 1949 (Survey #WS-133; Iowa #92-00793). He then built the one-story hip-roof frame house on the corner lot, using it as a rental apparently before selling it to widow Edna Stumpf in 1951.

Residential construction picked up going into the 1950s, with a continued demand for housing and more availability of building materials. The report from the Washington Federal Savings and Loan Association in January 1952 noted that they had 380 loans at the start of the year totaling over \$1 million, including 71 new loans in the last year. Nearly half the amount of loans were G.I. loans, provided to veterans of the world wars. However, most were for purchase of homes, not loans for construction. Homes were built by contractors and sold, or new homes were built by residents who then sold their older homes. Directors at the time included C.C. Wilson, president; C.V. Crull, vice president; Ralph Bauer, secretary and treasurer; George Breitenbach, L.E. Dunlap, L.A. Jones, Dr. P.L. Etter, and John Winga.²⁴⁶ In February 1953, they reported 103 new loans of \$415,465 in the last year, financing the purchase and construction of homes within a 50-mile radius of Washington. Their total assets were over \$1.6 million.²⁴⁷ An informal survey was conducted of homes built since 1945 in Washington in August 1952, identifying 171 new homes. Eleven were found on Prospect Place in Sowden’s Addition, and 12 were located along S. 2nd Avenue and S. 3rd Avenue respectively. Overall, the southeast part of town was again noted as growing faster than any other section, with 92 of the new houses in the

²⁴³ “Building Trend is to Southeast Part of Town,” *Evening Journal*, August 19, 1949, 7

²⁴⁴ (“Ramblings and Remnants,” *Evening Journal*, April 8, 1948, 4

²⁴⁵ “The Rocking Chair Brigade,” *Evening Journal*, September 16, 1946, 4

²⁴⁶ “Savings and Loan’s Association’s Loans Now Over Million Dollars,” *Evening Journal*, January 16, 1952, 9

²⁴⁷ “Progress of Community Closely Allied with Banks,” *Washington Evening Journal*, 60th Anniversary Edition, February 27, 1953, sec B, page 4



Figure 59. Ira W. and Helen Shenefelt House at 111 N. Avenue B (December 2014)



Figure 60. Jay and Helen Brewer House at 703 W. Main Street (December 2014)

third ward. The second ward (northeast) was second in construction activity with 43 new houses, followed by 22 in the fourth ward (southwest) and 14 in the first ward (northwest). The numbers included the Quonset type residences in southwest part of town, but not trailers or remodeled homes. Overall, the survey noted that the new houses were generally built on vacant lots, not replacing older houses, and they were the result of increasing population in town.²⁴⁸

Rather than concentrated in new subdivisions as the case in many cities across Iowa, the new residential growth through the middle of the 1950s was primarily located in earlier additions that had yet to witness full development. The *Evening Journal* noted this trend in 1955 as well: “Is our city expanding or concentrating? We note a tendency to utilize the rear half of residential lots to build new houses.”²⁴⁹ Larger properties were subdivided and owners of multiple lots retained their lot with a house and sold additional land. Single corner lots were also divided into two parcels, with a house then built facing a side street. Only two plats for new subdivisions were filed through the middle of the 1950s, one in 1952 and one in 1953, and both were related to the subdivision of the old high school football field in southeast part of town, a triangular piece of land on the west side of the bend on the railroad tracks between A.W. Chilcote’s additions and east of Prospect Place (Sowden’s Addition). In February 1952, the first house was noted under construction in Circle Drive Subdivision. The five acre tract had been platted into 21 lots with a street for owner Gifford Morrison (lawyer), and the first house under construction was for him. He built a prefab ranch house on his lot, with construction done primarily in one day on February 7.²⁵⁰ The plat for Circle Drive Subdivision was officially approved and filed on June 9, 1952, and the south section of the land was then platted as South Circle Drive Subdivision on December 24, 1954 (Table 11). In the northeast part of town, contractor Clyde Ziegrowsky had also bought a tract of land for development, also planning construction of a number of houses.²⁵¹ He presented a petition to city council in February 1952 for water and sewer connections to his lots, with plans to build 15 new homes starting in the spring along a block from E. 10th St to E. 11th St.²⁵²

Other improvements were also made in Washington with economic growth in this period. Streets in Washington underwent a significant improvement in 1952 to 1953. The city council noted in February 1952 that 106 blocks needed resurfacing, including 35 blocks torn up for new sewers in the southeast part of town.²⁵³ An extensive resurfacing and new paving program then improved streets on 86 blocks, and concrete curbing was installed on many blocks. The brick streets around the central square, in use for over 50 years, were paved with asphalt in summer 1953.²⁵⁴ With library needs outgrowing the old Chilcote house and the building damaged by termites, the library was demolished in 1952 and a new Washington Public Library built on the site at 120 E. Main Street. The building was a one-story multi-color brick building with Colonial

²⁴⁸ “Survey Shows 171 New Homes Built Here Since World War II,” *Washington Evening Journal*, August 26, 1952, 6

²⁴⁹ “Editorials,” *Evening Journal*, August 26, 1955, 3

²⁵⁰ “Start Building at Circle Drive Subdivision,” *Evening Journal*, February 8, 1952, 1; “Dear Joe,” *Evening Journal*, February 9, 1952, 3

²⁵¹ “Dear Joe,” *Evening Journal*, February 9, 1952, 3

²⁵² “City Council Holds a Meeting,” *Evening Journal*, February 6, 1952, 4

²⁵³ “City Council Holds a Meeting,” *Evening Journal*, February 6, 1952, 4

²⁵⁴ “Street Improvements Show Continuing Progress,” *Washington Evening Journal*, 60th Anniversary Edition, February 27, 1953, 22

Revival details, with a rear two-story section that included an upstairs meeting room (State Site #92-00161). Funds were utilized from the estates of Ralph M. Smith and Fort Sherman.²⁵⁵ This library was used until the new library was completed on the south side of the square in 2009. Funds from the estate of Ralph M. Smith were also used for the construction of a new brick and concrete bandstand in Central Park in 1952, which was nearly completely rebuilt in 2010.

The 60th Anniversary Edition of the *Washington Evening Journal* on February 27, 1953 highlighted the businesses and assets of the community. The majority of businesses continued to operate in the downtown during this period, including local businesses as well as an increasing number of national chains. Industries in Washington included The American Pearl Button Company (with two staple lines offering nearly 50 variations), the McCleery-Cumming Calendar Company, and the Curran Company. Manufacturing interests also included A.E. Putnam's Wonder Cloth Measure, a business continued by his sons Clyde and Harold Putnam and expanded to also manufacture the Wonder Linoleum and Carpet Measure.²⁵⁶ A number of automotive-related businesses and restaurants had also been developed along Highway 92 to the east along E. Washington and west along W. Madison. Additionally, Melody Lanes bowling alley opened in December 1951 and WACO Drive-In Theater in 1953 on E. Washington along Highway 92. Washington's two lumber companies also operated outside of the core of downtown. The Eclipse Lumber Company (400 E. 3rd Street) offered lumber, building materials, and paints, with G.E. (Barney) Sakulin succeeding Lawrence E. Wilson as manager in July 1950. Washington Lumber and Fuel Company offered lumber, building materials, and coal, managed by Howard Hess since February 1952. Both companies were noted as having a crew of carpenters for large and small construction projects, and they offered dependable advice for building and remodeling projects.²⁵⁷ The ad for Washington Lumber and Fuel Company included a sketch and floor plan for a new house (Figure 61). John Shields & Sons, managed by Henry Shields, also continued to offer building materials such as tile, brick, cement blocks, plaster, reinforcing steel, metal lath, corner beads, sand, gravel, cement, plaster, sewer tile, and drain tile, as well as coal for every purpose.²⁵⁸

Housing construction by the 1950s could be tracked by issuance of building permits, more formal documentation than the reports by contractors and informal surveys in town. On April 23, 1951, a zoning ordinance was adopted in Washington, with procedures noted as operating fairly smoothly in a review in January 1954. Residents were overall cooperative in acquiring building permits and following the inspection requirements. The ordinance set standard setbacks for new residential construction, including 25 feet from the sidewalk, at least six feet from side lot lines, and at least two feet from alleys. Variances of the side setbacks could be granted with permission of adjacent property owners. Also, for older neighborhoods with houses closer to the street than 25 feet, new houses could be built similar to the existing setbacks. Once a permit was issued, building was required to be started within six months and finished within two years, or a new permit was required. Overall, 65 building permits were issued in 1953, including 17 new houses, 21 garages, 15 additions to houses, two additions to garages, five storage buildings, two

²⁵⁵ Fisher 1978: 133; *Washington Evening Journal*, 60th Anniversary Edition, February 27, 1953, 106

²⁵⁶ *Evening Journal*, February 27, 1953, 11, 68, 101, 121

²⁵⁷ "Washington's Two Lumber Yards Keep Pace with Latest in Field," *Evening Journal*, February 27, 1953, 16, B:8

²⁵⁸ "John Shields Company Recalls Days When Wood was Big Commodity," *Evening Journal*, February 27, 1953, 47, D:14

porches, and one used car lot office. Many more houses were noted to have been remodeled, with the work not requiring a building permit.²⁵⁹ The modern homes in this period were ranch houses. The ranch house gained popularity in the 1940s and continued to be popular through the 1950s and into the 1960s. This style is defined by the sprawling rectangular one-story plan, usually also with a low pitch hip-roof or side-gable roof line, though a front cross gable may exist. Early examples had detached garages, with small one-car garages included in some plans by the late 1940s and 1950s. Attached garages, including larger two-car garages, gained in popularity in the 1950s and 1960s. While frame construction was almost universal in this period, the small houses lent themselves to brick veneer.²⁶⁰

On this you can be sure . . . the men who wield the hammer, saw and planes — the mechanics who do the actual building — prefer the unvarying high quality of our lumber. ⁴

A single board for a repair job, or materials for a complete building from floors to roofing — you'll find here the most complete stock — plus the desire to be of service to you.

If 1953 is the year you will build your own home, then first come in and see us. We are at your service with plans and ideas. Our expert advice will mean greater economy and value in your building. Building is an investment you make but once. So Washington Lumber & Fuel Co.'s quality protect your investment.

We invite you to come in and talk over your repairing, remodeling and new building problems.

Washington Lumber & Fuel Co.

Figure 61. House plan in ad for Washington Lumber & Fuel Co (*Evening Journal*, February 27, 1953, 15, B:7)

While development in this period was concentrated in other areas of town, the surveyed neighborhood on the west side of Washington showed increased construction in this period as well, reflecting the noted trend of Washington growing in the 1950s by greater concentration of housing rather than through expansion into new additions. After only five new houses on four properties were noted as being constructed from 1929 to 1949, 12 new houses were built from 1950 to 1954, followed by 12 additional houses built from 1955 to 1959. All of the houses built from 1950 to 1954 were one-story ranch houses, including 10 frame houses and two frame houses clad in brick veneer. These ranch houses tended to be larger homes than others built in Washington, continuing to reflect the stature of the neighborhood. The side gable houses tended to have one or more cross gables to the front, adding architectural interest to these houses. The house built by contractor Harry Sowden for his family in 1952 at 704 W. Washington reflects this type of ranch house, with this example clad in brick veneer (Figure 62) (Survey #WS-83; Iowa #92-00766). This house, as well as two houses then built to the west in 1953, sat on parcels

²⁵⁹ “65 Building Permits for 1953 Here,” *Evening Journal*, January 19, 1954, 7

²⁶⁰ Ames and McClelland 2002: 66-69; Carley 1994: 236-38; Walker 1996: 234-35



Figure 62. Harry and Marguerite Sowden House at 704 W. Washington (December 2014)



Figure 63. Howard and Anne Hess House at 520 W. Jefferson (December 2014)

historically owned as part of the Patterson property at 717 W. Main to the north, sold separately first in 1942 but not developed until sold in 1951 to contractor Harry Sowden. This set of houses extends along the north side of the W. Washington drive along the north edge of Sunset Park, though never part of the park property previously other than visually. A fourth house was built for new local business owner James and Nancy Lou Seifert at 730 W. Washington in 1954, who opened the first Seifert's clothing store in Washington at this time (bought out Rothchild's, later becoming a chain of clothing stores in Iowa). Other houses were scattered among the other blocks in the neighborhood, including vacant lots previously owned with adjacent properties and one on the rear portion of a lot being redeveloped. In addition to side gable ranch houses with cross gables, a number of hip-roof ranch houses were also built in the neighborhood in this period, reflecting the other standard type of these houses. One example was built for Howard and Anne Hess, the new manager of Washington Lumber and Fuel Company, at 520 W. Jefferson (Figure 63) (Survey #WS-27; Iowa #92-00742). This ranch house included a front entry vestibule section and a setback garage.

Local businesses met the majority of Washington's construction needs through the 1950s. The 1955 directory included four listings under building materials. The Eclipse Lumber Company (400 E. 3rd St – G.E. (Barney) Sakulin, manager) advertised itself as a one stop building service company, including selling lumber, roofing, lime, plaster, cement, insulation, shingles, asbestos siding, and paint. John Shields & Sons continued to operate at 407 N. Marion, selling sand, gravel, cement, plaster, reinforced steel, metal lath, corner beads, concrete blocks, sewer tile, drain tile, brick & building tile, and coal for every purpose. The Washington Concrete Company on N. 12th Street offered ready-mix concrete services for all construction projects, sidewalks, and driveways, as well as reinforcing steel, asphalt expansion joints, and calcium chloride. Finally, W.H. Graber sold Rusco All Metal Self Storing Storm Windows and Doors, siding, aluminum shakes, asbestos siding, porch enclosures, Zephyr Ventilated Awnings and Doorhoods (redwood, fiberglass, and aluminum), and Insul-Wool insulation on F.H.A. terms with free estimates at 509 N. Iowa. Though not listed under building materials, Washington Lumber and Fuel Company continued to be listed at 301 N. Marion under lumber companies, with Eclipse Lumber Company.

Construction work was completed by a number of contractors in Washington. Contractors listed in the 1955 directory included Robert Dunbar (819 S. Iowa, new construction, remodeling, and repair), Al Hanson (106 W. 17th St), Glenn G. Hayes (509 W. Madison, sidewalks and driveways, chimneys, roofs, windows, doors, porches), Independent Builders (220 E. Jefferson – commercial and residential construction), James Reschly (220 E. Jefferson), Joe N. Reschly (Wayland/Noble), and Robert J. Reschly (Washington), Richards Construction Company (422 E. 3rd St), Daryl Tucker (615 S. 4th St – building and remodeling, residential and commercial work), and Cloyce Zieglowsky (1109 N. 2nd St - building contractor – residential and commercial, also dealer for Thermo-Seal self-storing all aluminum windows and doors). Other contractors worked in town in this period though not listed in the yellow pages, such as Donald Foss and Earl Wood. In 1958, Earl Wood formed a partnership with sons Frank, Jim, Tim, and Mike, and they later incorporated in 1966.²⁶¹ Additionally, listings for prefabricated buildings included Butler Steel Buildings from Whiting Steel Building Company in Iowa City and National Homes from Wayne T. Garretson in Mount Pleasant. Some ads appeared in 1955 for National Homes,

²⁶¹ *Souvenir History of Washington, Iowa* 1989: 113

as low as \$6,650, sold by Wayne T. Garretson of Mt Pleasant, but they do not appear particularly popular in Washington, with traditional construction by local contractors comprising most of the new housing.²⁶² New houses continued to be primarily built in Second Ward (northeast) and Third Ward (southeast) in the middle of the 1950s, with land annexed into the city limits to the northeast and southeast while corporation limits remained fixed on the west side of town.²⁶³ A national article on the houses constructed in this period noted that an increasing number had two bathrooms, with one for the master bedroom and one for the remaining bedrooms. The average size of a typical house had also increased from around 900 in 1950 to around 1,100 in 1955. This newer ranch house typically had three bedrooms, 1 ½ to 2 bathrooms, a combination living-dining room, and large kitchen. The article also noted the rising popularity of the split level house, which offered more square footage on the same size lot.²⁶⁴

Increasing commuter traffic after World War II began to develop a greater role for Washington as a residential community within the region, which appears to have spurred increased development in the 1950s. In 1952, the 11 miles of Highway 1 southwest of Washington to Brighton was paved. Major highway work followed in 1956, with Highway 1 rerouted north out of Washington and the 14 miles to Kalona paved. This connected with previous paving from 1951 from Kalona to Iowa City, greatly improving this potential commute for residents. Highway 92 was rerouted on the west side of town to West Chester, with Highway 1 sharing this route for a few miles.²⁶⁵ Roads in town continued to be resealed every three years through the paving program with work on 60 blocks completed in 1955 by the Richards Construction Company.²⁶⁶ In addition to increasing connectivity, local development was spurred by industrial growth as well. With continued business growth, the McCleery-Cumming Company started construction of a new factory on Tyler Street on the south side of Washington in 1957. As part of the move, the Washington Industrial Corporation organized in 1955 to encourage the addition of new industry and promote expansion of existing industry in Washington. They acquired the old McCleery-Cumming building and old Washington Manufacturing building for future redevelopment.²⁶⁷ Increased residential construction was noted in November 1955 as moving in the northeastern direction. Additions in this section of town had been platted and promoted by Win Smouse over 50 years ago, but development in this area was not particularly noticeable until recently. Work by certain individuals with vision and faith was noted for the increased development, with many choice building lots available.²⁶⁸

Economic conditions in Washington were thus strong through the end of the 1950s. The *Evening Journal* noted that 1957 had been a good year for retail businesses, with increased sales tax collected. The municipal swimming pool, approved through a bond issue in 1956, was slated for construction in spring 1958 on the site selected to the west of the boundary of Sunset Park. This addition to town would add an amenity found in other towns of similar size as Washington,

²⁶² *Evening Journal*, January 24, 1955, 4

²⁶³ "Building New Residences in Second Ward," *Evening Journal*, May 11, 1955, 7

²⁶⁴ "Two Bathrooms Become Standard in Middle Class American Homes," *Washington Evening Journal*, August 19, 1955, 5

²⁶⁵ *Souvenir History of Washington, Iowa* 1989: 102-103

²⁶⁶ "New Surface Blacktop on Sixty Blocks," *Evening Journal*, September 30, 1955, 4

²⁶⁷ "They search for industry" Bicentennial Edition, *Evening Journal*, July 1, 1976, 10; *Souvenir History of Washington, Iowa* 1989: 116

²⁶⁸ "Editorials," *Evening Journal*, November 17, 1955, 4

though Washington had benefitted for many years from the YMCA pool. Work to the brick streets downtown was under discussion for 1958, as well as surfacing S. Iowa Avenue to connect with the project on Wayland Road. A new building for Northrop-King seed corn had been built in 1957, with work continuing in 1958 on the McCleery-Cumming Company and a new sewerage disposal plant.²⁶⁹ The trend towards two automobiles per family was also noted in spring 1957, with the editor of the *Evening Journal* noting that most blueprints for new houses included a two-car garage, and that “This will lead inevitably to an epidemic of automobile cramps, causing most of us to park our second car under a tree.”²⁷⁰ A number of new two-car detached garages are noted as built in the surveyed neighborhood on the west side of Washington in the 1950s and 1960s, likely part of this trend to house additional and larger vehicles. In addition to increasing garage sizes, house sizes also continued to increase through this period. The cost of the average home rose nationally from \$6,750 in 1947 to \$12,300 in 1956, an increase related to increased cost of housing, materials, design, and inclusion of appliances. The modern home typically had three bedrooms (an increase from two), extra bathroom or half bath, and other conveniences, on average 300 square feet larger in 1956 than in 1947.²⁷¹

From 1955 to 1959, an additional 12 houses were built throughout the surveyed neighborhood on the west side of Washington, many reflecting this trend toward larger houses. Following the trend of the 12 houses built in the first half of the decade, all of these houses were one-story frame ranch houses, mostly clad in wide wood fiberboard siding. Two houses on W. Jefferson had a side gable form, one with an attached single-car garage and one without a garage. The remaining ten houses had a hip roof form, with a more simple compact form under a single hip roof than the ranch houses previously. Eight have attached single-car garages, and one has a two-car garage. The house built at 627 W. Main Street for Ernie and Josephine Kriner, owner/operators of Maid Rite, is a good example of the compact hip-roof ranch house built in this period (Survey #WS-119; Iowa #92-00779). The house has a rectangular form under a hip roof with wide eaves, including a single car garage within the mass of the house (Figure 64). The house built at 510 W. Jefferson Street for Walter and Margaret Kyle House reflects a more stylized form of this basic ranch house, including a single-car garage in one of the projecting hip-roof sections on either end of the house (Survey #WS-25; Iowa #92-00740). The house likewise includes wide eaves, a central picture window flanked by double-hung windows, and windows located near the corners of the house, features commonly found on houses built in the 1950s and into the 1960s (Figure 65). Five of the houses built in this period were on lots that had been part of the Hiram Scofield property (633 W. Main, c.1870 demolished) and then owned by St. James Catholic Church from 1946 to 1956 as they considered expansion options. They were then sold and developed in this period. Three houses were built on the rear part of a corner lot, facing the side street.

While the United Presbyterian Home continued to grow with the additional of cottages south of the main buildings through the 1950s, a second organization to provide housing for retired residents finally saw their plans for a building reach fruition in 1959. The Home Association of Washington and the Washington Home Association had made efforts over the last decades

²⁶⁹ “Will 1958 Be Good Year in Washington?” *Evening Journal*, December 31, 1957, 7

²⁷⁰ “Editorials,” *Evening Journal*, May 1, 1957, 7

²⁷¹ “New House Prices Going up Rapidly,” *Evening Journal*, January 21, 1957, 4



Figure 64. Ernie and Josephine Kriner House at 627 W. Main (December 2014)



Figure 65. Walter and Margaret Kyle House at 510 W. Jefferson (December 2014)

towards the establishment of a community retirement home, without a building to show for them. In 1954, former resident Etta White pledged \$15,000 to the Home Association of Washington for a retirement home if an additional \$35,000 was raised by January 1, 1955. The money was raised, including \$15,500 from Dora Jones. Construction of a two-story building on the south side of Washington at 1015 S. Iowa Avenue moved forward in 1955, without sufficient funds available to complete the building. With progress, the Washington Home Association dissolved and merged with the Home Association of Washington in October 1955. In April 1958, they received an \$180,000 loan from the Federal Housing Authority to proceed with finishing the original plans for the complex, the first commitment for elderly housing in Iowa under the National Housing Act and the first known “community sponsored” home in Iowa. Earl Wood & Sons were awarded the general contract for the construction, and the grand opening was held in April 1959. It was named the Halcyon House, reflecting the peace and tranquility of the bird of the kingfisher family that Greeks believed laid eggs on surface of sea to calm it.²⁷² The *Evening Journal* reported that it was the first retirement home in Iowa built under community sponsorship, rather than sponsored by a church, lodge, or other established group. The sponsoring residents wished elderly residents to be able to remain in their home community, and the list of names were published in the newspaper that supported operations for the project financed by the Federal Housing Administration.²⁷³ After completion, residents raised concerns about the ongoing maintenance and operations, and negotiations with the Methodist Church resulted in a merger with the operations of the Halcyon House with that of Wesley Acres in Des Moines in 1960.²⁷⁴ Both Halcyon House and the United Presbyterian Home continue to provide housing for retired residents of Washington.

The *Evening Journal* reported a “building boom” in Washington in spring 1959, with more building permits noted as issued in the previous three months than in any similar span over the last four years. Building inspector Charles Crull reported at least 15 new dwellings under construction, attributed to bigger business and expansion of industries in town per local realtor Clarence Goff. He noted that new residents were attracted to Washington by expanding business and varied recreational facilities, including the new municipal swimming pool, beautiful parks, country club and golf course, bowling alleys, theaters, and active YMCA and YWCA groups. Houses for rent were noted as in demand as well, with a number of people wishing to move to town into a rental house before buying a new home. In addition to local contractors with projects underway, Jack Barrows of Barrows Construction Company of Iowa City noted that his company was ready to start construction on four new homes in the southern part of Washington as soon as individuals had their FHA loans approved. He hoped to have the houses completed by the end of summer. Additional houses were noted as needing to be built to help eliminate a factor impeding further industrial growth.²⁷⁵ Construction continued into the 1960s. A number of new houses were noted under construction in November 1961, with steady growth noted in Washington rather than the boom of some subdivisions in larger cities. Most were solid homes that were owner occupied as well.²⁷⁶

²⁷² *Souvenir History of Washington, Iowa* 1989: 91; “First Home of Its Kind Built by a Community,” *Evening Journal*, April 4, 1959, 2; *Evening Journal*, April 4, 1959

²⁷³ “Local Join Hands to Sponsor Halcyon House,” *Evening Journal*, April 4, 1959, 4; “First Home of Its Kind Built by a Community,” *Evening Journal*, April 4, 1959, 2

²⁷⁴ *Souvenir History of Washington, Iowa* 1989: 92

²⁷⁵ “Mild Building ‘Boom,’” *Evening Journal*, June 15, 1959, 1, 6

²⁷⁶ “New Homes Spring Up All Over Town,” *Evening Journal*, November 6, 1961, 4

With indications for further residential growth, a number of new subdivision plats were then filed for Washington from 1959 to 1967, the most activity relating to plats since the 1890s (Table 12). The subdivisions generally ranged from a half block to two blocks in size, and they typically platted out lots found within A.W. Chilcote's Addition and A.W. Chilcote's Out Lot Addition in the southeast quadrant of town. The two plats filed in 1959 were located within two blocks of each other in the center of this area. Graber's Subdivision platted a half block in the north part of Woodlawn Subdivision in A.W. Chilcote's Out Lot Addition, and Simmering's Subdivision platted two blocks immediately to the south of Woodlawn. The two blocks of William Perdock's Subdivision in 1961 is then located immediately east of Woodlawn, with a

Table 12. Plats filed in Washington from 1956 to 1969

Date	Plat name (addition, if subdivision)	Part of town	Plat reference
1959-08-03	Graber's Subdivision (Woodlawn Sub of Chilcote's OL Add - OL 3)	southeast	Plat Book 03: 330
1959-09-21	Simmering's Subdivision (Chilcote's OL Add - OL 4)	southeast	Plat Book 03: 336
1961-01-16	Perdock's Subdivision (Chilcote's OL Addition - OL 2)	southeast	Plat Book 03: 351
1961-02-14	Robison's Addition	southeast	Plat Book 03: 359
1961-04-29	Robison's 2nd Addition	southeast	Plat Book 03: 366
1961-11-06	Graber-Jarvis Subdivision (Baker's Subdivision)	southeast	Plat Book 03: 383
1962-01-15	Hayes Subdivision (South Washington - Block 30)	south	Plat Book 05: 001
1963-05-20	Ward's Subdivision (W.E. Chilcote's Addition - OL 5)	south	Plat Book 05: 023
1963-05-31	Orchard Circle Subdivision (W.E. Chilcote's Addition - OL 5)	south	Plat Book 05: 030
1963-06-03	Green Meadows Addition	west	Plat Book 05: 034
1963-11-04	Graber's 2nd Subdivision (Chilcote's OL Addition - OL 9)	southeast	Plat Book 05: 042
1964-11-05	Graber's 3rd Subdivision (Chilcote's OL Addition - OL 8)	southeast	Plat Book 05: 077
1964-12-21	Perdock's 2nd Subdivision (Chilcote's OL Addition - OL 2)	southeast	Plat Book 05: 071
1965-11-01	Hotle's Subdivision (Chilcote's OL Addition - OL 7)	southeast	Plat Book 05: 092
1966-09-17	Foss Subdivision (W.E. Chilcote's Addition)	southeast	Plat Book 05: 127
1966-11-21	Vacha's Subdivision (Conger's Addition)	southeast	Plat Book 05: 121
1967-02-06	Hotle's 2nd Subdivision (Chilcote's OL Addition - OL 8)	southeast	Plat Book 05: 133
1967-04-03	Miller's Subdivision (Southwest Washington)	southwest	Plat Book 05: 143
1967-09-28	Walker's Subdivision (Northwest Addition)	west	Plat Book 05: 153

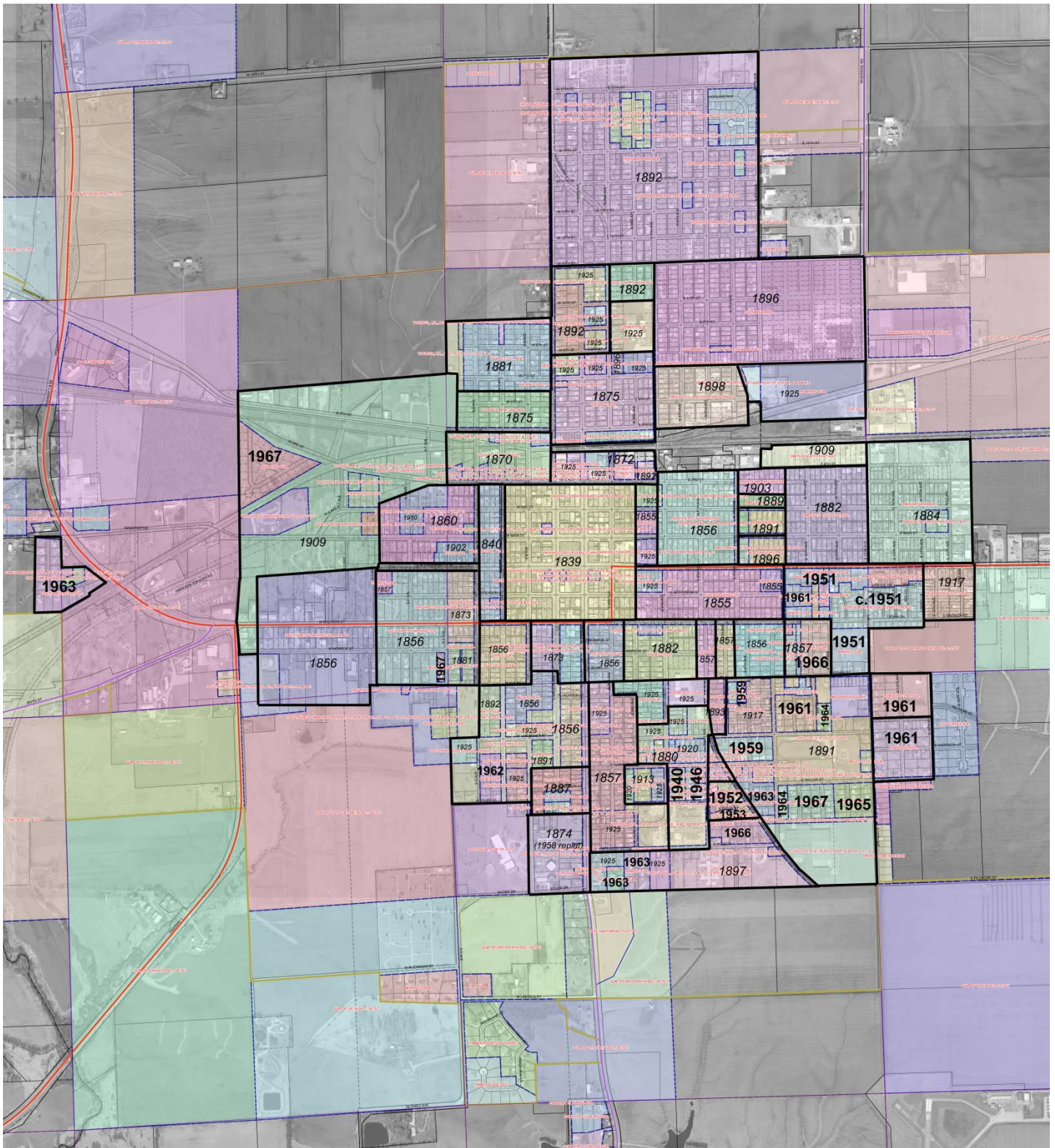


Figure 66. Current aerial photograph of Washington, with plats outlined and dates added (McCarley 2015)

half-block second addition filed in 1964 immediately to its east. The two blocks included 22 lots for sale in January 1961 when the plat as approved. In January 1961, city council also agreed to annex 13 acres owned by Charles Robison on the east side of S. 12th Street at the end of E. Van Buren to accommodate his plans for a housing development, with plats to be presented at the next meeting.²⁷⁷ The four block Robison's Addition was the platted in February 1961, followed by an additional two blocks to the north in April 1961. On the south side of E. Taylor just east of S. 9th Avenue, the block platted as Graber's 2nd Subdivision was filed in 1963, with a half block on the east side of 9th Avenue then platted as Graber's 3rd Subdivision in 1964. Land in Doig's Addition on the south side of Washington was platted as Ward's Subdivision and Orchard Circle Subdivision in 1963. No plats were filed for land north of the railroad tracks in this period, with development continuing in Smouse's additions platted at the end of the 19th century. One plat was filed in the southwest section of town in the early 1960s, a block platted as Hayes Subdivision in 1962 in South Washington. In general, these subdivisions would be developed with houses over a period of five to ten years after their plat date.

Per the 1964 city directory, Washington had 305 retail stores including independent stores and major chain stores, three hotels, two motels, two banks, one federal and loan association, seven physicians and surgeons, the *Washington Evening Journal*, three railroads, a large downtown theater, a drive-in theater, a radio station, an airport, a bus line, a country club, a modern hospital, a new public library, three city parks, a municipal swimming pool, all major lodge/fraternal/social clubs, and a Y.M.C.A. and Y.W.C.A. Manufacturers included the McCleery-Cumming Company (calendars), Washington Manufacturing Company (steel rod and wire goods), Advance-Ross Electronics (television yokes), Cargill (soy bean processing), Northup-King (seed corn), Washington Concrete (concrete pipe and pre-stressed members), American Pearl Button Company (buttons), Curran Company (cards and tallies), and Keating Welding and Boiler Works.²⁷⁸ Lumber could be bought from the Eclipse Lumber Co (400 E. 3rd St) or the Washington Lumber & Fuel Company (301 N. Marion Ave) in town, as well as the Farmers Cashway Lumber Company on Route #1 and Steele Discount Lumber on Hwy 92 East. In addition to providing concrete services, the Hanson Concrete Company (407 N. Marion) sold reinforcing steel, curbs and gutter forms, basement forms, and pre-cast feed bunks, and the Washington Concrete Company (1027 W. 4th St) sold reinforcing steel, asphalt expansion joints, calcium chloride. Construction companies included Hanson Construction Company (407 N. Marion), Richard's Construction Co (422 E. 3rd St), C.W. Shaffer Construction (621 N. 2nd Ave), and Richard Simmering Construction (1002 S. 2nd Ave). Building contractors listed were Donald S. Foss (202 N. Avenue D) and Independent Builders (210 S. Iowa Ave), and masonry contractors included Bernard McKeone (1035 N. 6th Ave) and Moriarty & Son (214 W. Madison, 415 W. Madison). Additionally, 15 carpenters were listed, including Cloyce C. Zieglowsky (219 E. Madison St).

On the far west side of Washington, west of Highway 92, Jay Brewer platted the Green Meadows Addition in 1963, a slight variation among the other plats. The subdivision was located outside city limits, on "high rolling ground" at the bend in the new Highway 1 and 92 towards Kalona. Brewer promoted the development as having lower taxes than inside city limits, with the 50-foot streets owned and maintained by county. However, city water and fire

²⁷⁷ "Perdock Development Passed by Councilmen," *Evening Journal*, January 17, 1961, 1

²⁷⁸ *Washington City Directory* 1964: 12-13

protection was available, as well as busing to city schools. The development had strict housing covenants, with lots for 18 residences. Lots could be bought through a real estate agent or directly from Mr. and Mrs. Jay Brewer. By October 1965, eight houses were noted as built with others under construction.²⁷⁹ Assessor records indicate eight houses with construction dates from 1961 to 1965, seven houses built in 1966, three houses built in 1967, and one house built in 1969. The majority of the houses are ranch houses, with two split-level homes noted.

The western edge of development of the core of Washington in the late 1960s remained the west edge of the Addition to Southwest Washington (1856) and Northwest Washington (1909). Thus, Sunset Park remained at the western edge of the city, with additional land acquired and developed to the west of the original boundary of the park in this period to incorporate the municipal pool. In July 1967, the *Evening Journal* noted that the park had been enlarged extensively on the west and north side, with new shelter houses built and more picnic tables available. It continued to be packed all summer with picnics, especially family reunions. The park had lost a number of elm trees to Dutch Elm disease, with many others remaining.²⁸⁰ Two tennis courts were added to the park in 1968.²⁸¹ In the triangular land in the northwest corner of Northwest Washington to the north of Sunset Park, Walker's Subdivision was filed in 1967, including two roads ending at a circle and connected in the middle. However, development did not follow, and the development was later acquired by the City of Washington. Additional plats for subdivisions were filed in the southeast section of town through the end of the 1960s as well. The blocks along S. 10th Avenue and S. 11th Avenue south of E. Madison were platted as Vacha's Subdivision in 1966. In 1966, Foss Subdivision was also platted as a block between E. Polk Street and S. Circle Drive. A handful of houses were built through the end of the 1960s in these subdivisions. Two lots in southwest Washington were platted as Miller's Subdivision in 1967 as well.

The largest residential development in this period was completed by Hal Hotle on the south side of Washington, immediately north of the new McCleery-Cumming Company factory. On the west side of S. 12th Street between Taylor and Tyler, a block and half was platted as Hotle's Subdivision in 1965 with the two blocks to the west in the interstitial space to Graber's 23rd Addition then platted as Hotle's 2nd Subdivision in 1967. While development normally occurred over a period of five to ten years after platting of subdivisions in the 1960s, Hotle's Addition and Hotle's 2nd Addition varied from this pattern, with construction dates of 42 houses noted from 1966 to 1968. The *Evening Journal* noted in November 1965 that work was starting in Hal Hotle's new development, which was planned for 42 houses. He hoped to have a start on four homes before winter set in, and Hotle Development and Realty would sell the houses.²⁸² Homes built throughout his development included 27 one-story ranch houses and 15 split-level homes. This subdivision is clearly visible in the southeast corner of Washington on the map of parcels with residential development by 1970 (Figure 67). As noted in the newspaper articles, the largest amount of development from 1940 to 1970 was located in the southeast quadrant of Washington, however a number of parcels are depicted in neighborhoods on the north, east, south, and west sides as well.

²⁷⁹ "For Sale," *Evening Journal*, September 12, 1964, 2; "Dear Aunt Agatha," *Evening Journal*, October 2, 1965, 3

²⁸⁰ "Dear Aunt Agatha," *Evening Journal*, July 8, 1967, 5

²⁸¹ "Dear Aunt Agatha," *Evening Journal*, August 3, 1968, 5

²⁸² "Work starts today in Hotle sub-division," *Evening Journal*, November 25, 1965, 1

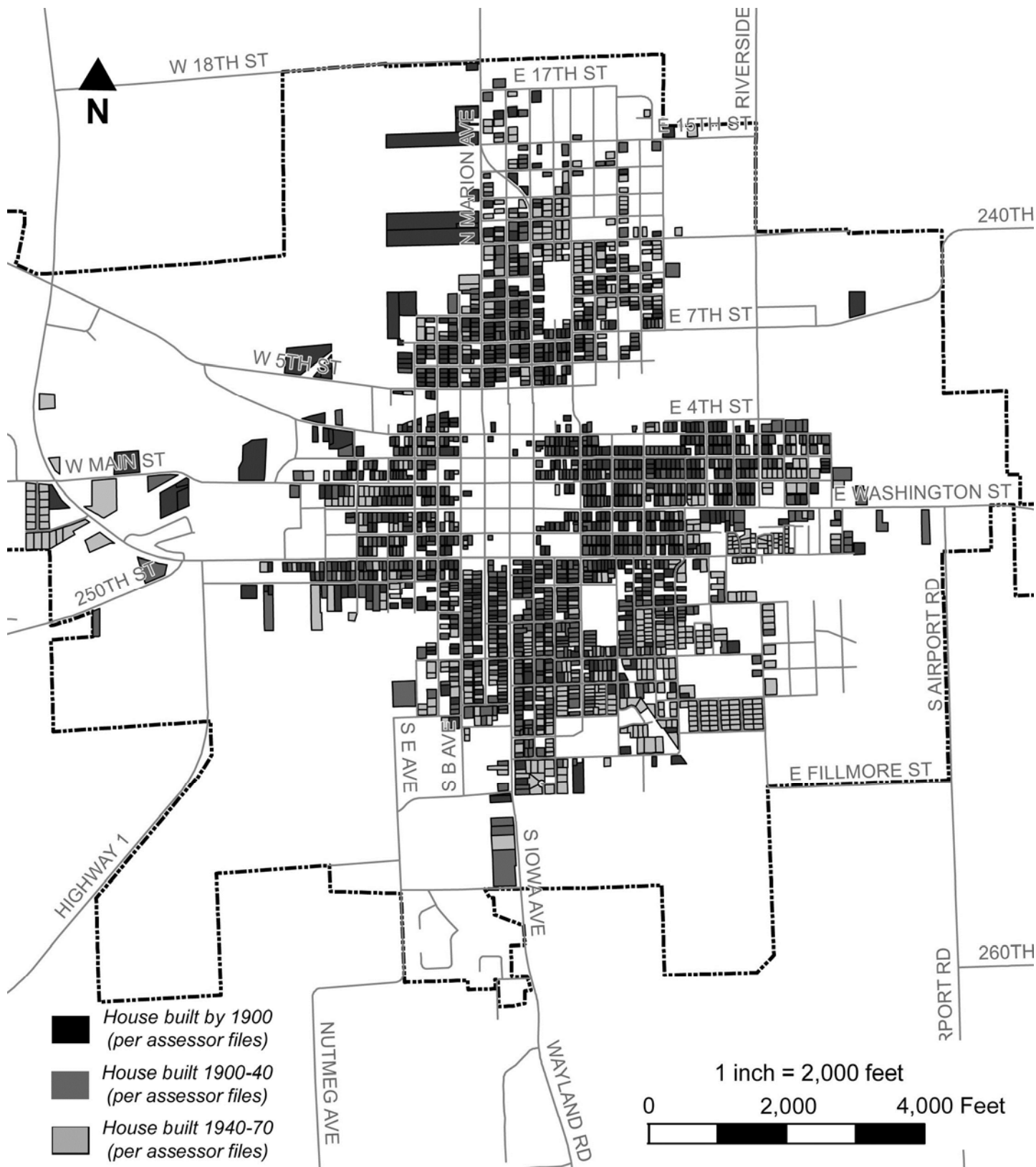


Figure 67. Parcels with extant houses built by 1940 (per assessor records).

Map courtesy of Washington County GIS and data from Washington County Assessor.

Other construction and improvement projects continued throughout Washington through the end of the 1960s. Concrete pavement with curbs and gutters began to be installed on residential streets in 1960, starting with school bus routes. Additional streets were paved with asphalt and concrete curbs installed through the 1960s.²⁸³ Construction was complete on the new jail building to the north of the court house in May 1966.²⁸⁴ The new Washington County Farm Bureau building on Highway 92 just northwest of city limits was completed in April 1967.²⁸⁵ United Presbyterian Home constructed the three-story Stewart Hall in 1968, including 25 rooms and apartments, office, lobby and storage space. The “sick bay” was then expanded to 19 beds on the floors of Sherman and Fulton halls. A nursing home was later built in 1974.²⁸⁶ Construction in 1968 included a new building for Crane Company on a 40-acre site on the northeast edge of the city, as well as the completion of the new one-story 50-bed Washington County Hospital. E. 11th Street was extended to the east to reach the new Crane Company site, and a new city well was under construction. Overall, there was a record \$790,550 in building permits issued in 1968, including 14 new businesses or business additions, 32 new homes, and 70 permits for remodeling.²⁸⁷ The population of Washington reached 6,317 in 1970, a notable increase from 6,037 in 1960.



Figure 68. Leonard and Lillian Tindal House at 635 W. Washington (December 2014)

In the surveyed neighborhood on the west side of Washington, the majority of the lots were developed by the 1960s. However, the three houses that were built followed the pattern of development from the 1950s, and all were built on vacant lots on the east side of S. Avenue F. A

²⁸³ *Souvenir History of Washington, Iowa* 1989: 103

²⁸⁴ “The New Jail,” *Washington Evening Journal*, May 23, 1966, 4

²⁸⁵ “Farm Bureau plans open house Sunday,” *Evening Journal*, April 28, 1967, 4

²⁸⁶ *Souvenir History of Washington, Iowa* 1989: 93

²⁸⁷ “Many Improvements Here During 1968,” *Evening Journal*, January 2, 1969, 1

ranch house was constructed in 1965 at 624 W. Washington on the last lot platted on the former large property of Hiram Scofield in the 600 block of W. Main (Survey #WS-74; Iowa #92-00763). Two split level houses were then built to the south on land subdivided from the larger property at 631 W. Washington. The first was built at 635 W. Washington in 1968 (Figure 68) (Survey #WS-80; Iowa #92-00764), and the second was built in 1969 at 208 S. Avenue F (Survey #WS-36; Iowa #92-00750). Despite their addresses, both were designed with the longer portion of the house facing towards Sunset Park to the west. The split-level designs followed a similar form as the other houses of this style built in Washington in the 1960s, with a main section of living space and bedrooms at a half story higher above a sunken two-car garage below. Additionally, seven detached garages are noted as built in the 1960s in the surveyed neighborhood, including both one-car and two-car garages. These garages are all frame construction, and most of them have gable-front roofs.

In the surveyed neighborhood on the west side of Washington, 139 extant properties had been built by 1969, including 21 built in the period from 1856 to 1885, 32 built from 1886 to 1900, 22 built from 1901 to 1909, 22 built from 1910 to 1918, 11 built from 1919 to 1929, one built from 1930 to 1939, three built from 1940 to 1949, 24 built from 1950 to 1959, and three built from 1960 to 1969. The trend through the last decades of development was towards one-story homes, typically following the ranch form. Of the 30 houses built from 1945 to 1969, two were one-story minimal traditional houses, 26 were one-story ranch houses, and two were split-level houses. While three incorporated brick veneer, the remainder were frame construction. Similar to the previous periods, houses built in this period were typically built on previously undeveloped lots, with lots previously owned with adjacent properties sold separately in this period and larger lots subdivided for increased density in the neighborhood. A number of houses built in this period were built by contractors for sale to new owners, while others were built specifically for the first residents. Houses built in the neighborhood in this period continued to be built for a number of successful businessmen. Nine houses have been built in the neighborhood since 1969 (1973, 1978, 1985, 1985, 1988, 1992, 2000, 2004, 2015). Additionally, the former high school converted to junior high converted to administrative offices was demolished, and the new school administrative building was completed in 1974 on the site used for educational purposes since the early development of the neighborhood.

The construction conditions of the 1960s shifted at the start of the 1970s. By June 1970, issues with inflation were already noted as stopping many families in Washington County from buying new homes. Mortgages were becoming difficult to find, and interest rates were high. As a result, more home owners were retaining their existing homes and using money instead for remodeling projects.²⁸⁸ Washington experienced increased growth and development through the end of the 20th century. The population increased from 6,317 in 1970 to 6,584 in 1980 and to 7,074 in 1990. However, the population fell slightly to 7,047 by 2000. As commuting distances lengthened, Washington also grew due to its location about 30 miles south of Iowa City. By 2010, the population reached 7,266. Through this period, residential development continued within subdivisions platted in the early 20th century as well as some new additions. Overall, the size of Washington has not significantly changed since the end of the 19th century, with development throughout the large additions platted in the 1890s continuing through the end of the 20th century (Figure 66).

²⁸⁸ "Home Improvements Rise," *Evening Journal*, June 22, 1970, 14

Associated Property Types: Residential and neighborhood development: c.1840-1970

Residences and residential outbuildings

Description: Residences or houses are defined as domestic buildings that were built primarily for sheltering home life, rather than for a business or other purpose. These buildings may have been originally intended for one or more families. Later functions of the residence may include some business activities, but the building should have functioned primarily as a dwelling during the period of its significance to be eligible under this property type. Likewise, residential outbuildings are defined as those buildings associated with a dwelling, such as a carriage house, summer kitchen, outhouse, or garage. This property type was and likely is currently primarily associated with domestic activities. Outbuildings associated with a residence are generally found within the property boundaries, which are typically the boundaries for eligible residential properties as well.

Residences and residential outbuildings from c.1840 to c.1855 reflect the initial settlement of Washington. A handful of 1840s houses reportedly remain standing and intact in Washington, which have not been the focus of this survey project. Many of these houses are identified as having been moved from their original site. Typically, these buildings are simple side-gable or gable-front houses, usually frame construction in Washington. Details characteristic of the Federal and Greek Revival styles may appear on some of these buildings. Characteristic features of Greek Revival houses include simple Classical corner pilasters, symmetrical facades, wide cornices, front porches with Classical columns, flat lintels, six-over-six-light double-hung windows, dentils, and entries with sidelights and transom windows. Some Greek Revival houses followed the two-story I-house type, with a central hall separating two rooms on each story. Simpler gable-front houses with these details also reflect the Greek Revival style in Washington.

Residences and residential outbuildings from c.1855 to c.1885 reflect the development of Washington during the railroad era. Gothic Revival houses are found in Washington, built in the 1850s, 1860s, and into the 1870s. Features characteristic of this style include steeply pitched roofs, cross gables, multi-light windows, pointed or Gothic arch openings, porches with intricate details, decorative bay windows, and decorative trim including bargeboards. A cross gable may be added to the front of a side-gable house, reflecting some elements of the Gothic Revival style particularly with the addition of bargeboard trim. Italianate houses appeared in Washington around the same time as the Gothic Revival, and it was a more prevalent style in the period following the Civil War. Early examples of the style were built in the 1850s, with numerous examples built in the 1860s and 1870s. Late examples continued to be built in the 1880s. Typical features include tall arch windows with elaborate hoods, two-over-two-light double-hung windows, wide eaves with large brackets, and low pitch roofs. While the early Italian villas had rambling plans, the characteristic Italianate house developed as a cubical form with a low hip roof that often had a cupola centered on the peak. Additionally, Italianate features, particularly brackets and Italianate porches, were applied to the basic side-gable and gable-front house. Both frame and brick examples of Italianate houses are found in Washington. Second Empire houses, defined by their mansard roof form, were

another style built in this period in Washington, with some later examples. Most of these identified houses are brick. They often combine features of the Italianate style.

By 1885, Washington hit a level of maturation that turned the community's attention to community improvement, such as the completion of a new courthouse. Residential development from c.1885 to c.1900 was strong with a demand for new housing and successful businessmen constructing new homes in the "modern" Queen Anne style. Queen Anne houses gained in popularity by the late 1880s, and it was a trademark style in the 1890s. The style was defined by a number of elaborate features, including hip roofs with projecting gables, asymmetrical massing, wood porches with decorative columns, bay windows, turrets, decorative surfaces such as fishscale shingles, and contrasting decorative materials. Queen Anne houses were built of brick or frame construction in Washington, with the brick examples exhibiting stone or brick work to further decorate and detail the surfaces. The majority of the Queen Anne houses, however, are frame construction. Folk Victorian, or Victorian vernacular, houses borrowed elements of the style and applied them to smaller buildings. Elements, such as two-story bay windows or slightly projecting cross gable sections, were also added to the basic gable-front house form that continued to be built in this period as well.

Residences in the 19th century were constructed on yet undeveloped lots or replaced early settlement period buildings. These buildings are typically one-story, one-and-one-half-story, or two-story in height. Simple vernacular houses, with two rooms and perhaps an attic story, are found throughout this period. T-plan or L-plan houses also appeared by the 1880s and 1890s. Both brick and frame houses were constructed, with frame construction again the dominant type.

Early 20th century houses continued the styles found at the turn of the century, particularly the Queen Anne house. Its asymmetrical floor plan, elaborate features, and decorative surfaces began to be tamed by the rising popularity of the Foursquare house, resulting in some transitional dwellings in the period from c.1900 to c.1910. Foursquare houses were defined by the cubical two-story appearance, generally two rooms wide and two rooms deep. Elements of the Craftsman or another style might be applied, or the house remained the simple cubical form. Hip roofs with front dormers were common on these houses.

Residences from 1910 to c.1945 reflect the continued development of Washington in the 20th century. Larger houses, including some Foursquares, reflected the Prairie School style, popularized by Frank Lloyd Wright. This style also emphasized horizontal detail through low-pitched roofs, wide eaves, bands of windows, horizontal bands, and large porches with square columns. While the influence of the style is noted on a handful of houses in Washington, Foursquare houses remained more popular in the period from c.1910 to c.1930, defined by the cubical two-story appearance. Elements of the Prairie School or Craftsman style might be applied, or the house remained the simple cubical form, often with a hip-roof dormer. The more traditional Neoclassical, or Classical Revival, style was also built in this period. These houses reflected the earlier Greek Revival style of the 19th century, drawing other details from classical architecture as well. Typical features included porches with classical columns, pediments, symmetrical façades, and classical details like dentils, entries with sidelights, and multi-light windows. The Colonial Revival style was also built in this period, reflecting the early American architecture, such as the Federal style. These houses also typically had a symmetrical façade, accentuated entry with sidelights and/or transom, and windows with multi-light over multi-light double-hung sashes (such as eight-over-eight-light double-hung

windows). Dutch Colonial Revival houses were defined by their gambrel roofs. Detailing was usually simpler and less Classical than the Classical Revival style.

While these high styles were popular for large houses, the Craftsman style gained popularity in this period particularly for bungalows. Some larger two-story gable-front houses were also built in this style, but the Craftsman bungalow is far more prevalent in Washington, particularly in the 1910s and 1920s. Typical features included low-pitched roofs, wide eaves, multi-light over single-light double-hung windows, exposed rafter tails, and porches with tapered columns resting on short piers. With the emphasis on wood work and natural materials, some Craftsman bungalows were clad in wood shingles. While the one or one-and-one-half story bungalow could have various stylistic elements applied, the Craftsman bungalow was the most popular in this period. Bungalows included various rooflines, including side gable, gable-front, and clipped gable. The larger two-story Craftsman home was also distinguished by wide eaves, as well as decorative square wood shingles on gables or wall surfaces, brackets under eaves, and front porch with Craftsman elements. A number of these houses were also built in Washington from c.1910 to c.1930, though the simpler Foursquare house was more popular. Other houses were built with more vernacular influences in the 1910s and 1920s, exhibiting less decorative detail. Cross gable houses also continued to be built, with projecting side wings. Small and medium houses, with various styles or bungalow forms, were promoted during this period through mail order houses and catalog designs.

Craftsman bungalows remained popular into the 1930s, as construction slowed in Washington and the country. A handful of Dutch Colonial Revival houses continued to be built into the 1930s. Few houses were built in Washington following the southwest inspired architecture of the Spanish Revival, characterized by their stucco walls, one-story form, low pitch roof, arch windows, and tile roofs. The Tudor Revival appears to have been more popular in Washington, adopted as a somewhat simplified “modern” house form by the middle of the 1930s. This style typically had steeply pitched roofs, large chimneys (often in front), entry vestibules, multi-light windows, and stucco eaves with half-timbering. The style was utilized for some large homes of this period, though more often interpreted on a small house. Houses of these styles were generally constructed from the 1920s to the 1940s. In the 1930s and continuing in the post-World War II period, Cape Cod Revival houses were also built, again looking back to early America. These one-story or one-and-one-half-story side-gable houses often had two gable-roof front dormers and little additional ornamentation. Simpler “minimal traditional” houses were also constructed, defined as small side gable houses with little to no decorative details. These houses typically had minimal eaves, in contrast with the styles of the 1910s and 1920s.

In the period immediately following World War II, Cape Cod Revival and minimal traditional houses continued to be built. The ranch house gained popularity in the 1940s and was more prevalent in Washington through the 1950s and into the 1960s. This style is defined by the sprawling rectangular one-story plan, usually also with a low pitch side-gable roof line or a hip roof line. Cross gable or cross hip-roof sections may project from this roofline, particularly on earlier and larger examples of ranch houses. Early examples had detached garages, with small one-car garages included in some plans by the late 1940s and 1950s. Carports were also included on some examples in this period, sometimes later enclosed for additional protection. Attached garages, including some larger two-car garages, gained in popularity in the 1950s and 1960s. While frame construction was almost universal in this period, the small houses lent

themselves to brick veneer. Small rectangular windows were popular, as well as picture windows grouped with horizontal two-over-two-light double-hung side windows. By the 1960s, the split-level house, with a raised basement and attached garage, began to appear in Washington. This style would be popular in the 1970s.

Residences in the 20th century through 1970 were generally constructed on yet undeveloped lots, with some replacing 19th century buildings. With the large amount of land platted in the late 19th century, these areas were still being developed in Washington through the middle of the 20th century. Additional subdivisions were platted in the 1940s to 1960s, particularly in the southeast section of town, with development following. While some two-story houses were constructed in the early 20th century, smaller one-story and one-and-one-half-story dwellings were dominant by the 1920s and 1930s. These small houses continued to be built following World War II, though the one-story ranch house was the most popular in this period. Frame was the dominant 20th century construction method prior to and following World War II. Brick and brick veneer houses, mostly one-story, were also occasionally built from the 1940s to the 1960s.

Residential outbuildings include a variety of buildings, though carriage houses are the most common type of 19th century outbuildings and garages are the most common type of outbuildings from the 1910s to c.1970 in Washington. The larger carriage houses have tended to survive, though a number of smaller vernacular buildings existed at one point. These were likely to have been demolished or replaced by a 20th century garage, particularly in the 1920s. Nearly all the carriage houses that remain standing have been retrofitted to adapt the building to use as an automobile garage. Most of these buildings are one-story, though larger two-story examples also are extant. Though frame is the most common, a handful of brick carriage houses have been identified. Carriage houses continued to be constructed after the turn of the century, designed for carriages and horses, rather than automobiles. However, the early 20th century saw the conversion of many carriage houses into “auto houses” (garages). Additionally, numerous garages were constructed from the 1920s to house newly acquired automobiles. Most of these buildings were small, one-car garages with hip or gable roofs. Typically, the garage faced the alley to the rear. Small multi-light windows, rafter tails, and pedestrian doors are also found on these garages. Most were frame, though some brick, tile block, or concrete block garages were also constructed. Detached garages continued to be built into the 1940s, 1950s, and 1960s, particularly in neighborhoods with older homes. Only a handful of garages incorporated into basements are noted in Washington, without hilly sites found in other Iowa communities. These are typically found on middle 20th century houses. By the late 1940s and 1950s, garages began to be built as attached elements adjacent to the house and facing the street. Attached garages were more common in the 1960s, though detached garages continued to be built in conjunction with new ranch houses on some lots. Two-car attached garages also began to appear on houses in the 1960s, particularly incorporated into split-level houses with garages in the lower level.

Significance: The significance of residences and residential outbuildings lie in their reflection of the early history, development, maturation, and evolution of Washington. Many of the residential buildings from the early settlement period prior to the Civil War were replaced by later buildings, increasing the significance of the remaining buildings. However, a number of houses remain from this period, and their significance and integrity must be established to be individually eligible. Houses extant from this period were often moved from their original site,

and while this aspect must be addressed for integrity, it should not be a dominant factor. Numerous houses remain from the period from 1865 to 1900, and their significance and integrity must be clearly established to be individually eligible. A larger number of houses likewise remain from 1900 to 1930. Fewer examples of houses were built and are extant from 1930 to 1945. The period from 1945 to c.1970 saw the marked growth of the community to the north and southeast, with limited growth to the west. A large number of houses remain from this period as well, and their significance and integrity must be established to be individually eligible. Residential resources may be eligible under various areas of significance, including architecture, commerce, community planning and development, ethnic heritage, exploration/settlement, industry, and social history. Most properties will be eligible at a local level of significance.

Resources may be significant for association with a significant event or pattern of events, for association with a significant person, or for their architecture and design. A significant event may be a singular occurrence that had a significant impact on Washington, the broader region, or the nation, or it may be one in a series of individual events that had a significant impact. A resource may also be associated with a pattern of events that led to a significant impact, but its role and significance within that pattern must be clearly established. The resource must be directly connected to the event, and it usually will be better associated with it than other resources to be eligible. For a resource to be eligible for their association with a prominent person, the person must have a demonstrated significant impact on the history of Washington beyond being a prominent business man or other type of person. Likewise, resources that demonstrate high architectural integrity may be eligible for their architecture but the overall style, type, construction, or design must be significant beyond merely retaining integrity. Resources nominated for architectural style should have most if not all of the features identified with the style in the above description. Significant styles and types in this period include those previously discussed in the description of this resource type, which reflect the developing and changing architectural preferences and ideals.

The majority of residential outbuildings will be eligible as contributing features to an eligible residential property or historic district rather than be individually eligible. However, residential outbuildings that no longer retain an association with a historic house or are associated with a house that has undergone substantial alteration may be individually eligible. The primary significance of these resources lies in their association with the pattern and development of residential outbuildings. Individually eligible residential outbuildings will need to demonstrate their significance as rooted solely in the building, rather than the broader residential property.

Residential properties that are religious properties, reconstructed or moved resources, commemorative properties, or birthplaces of later significant persons must also meet the individual Criteria Considerations to be eligible under this historic context.

Registration Requirements:

To be eligible under the historic contexts associated with Residential and Neighborhood Development, c.1840-c.1970, the resource must meet at least one of these registration requirements associated with the historic context, as well as meet the integrity considerations. Additional residential resources or districts may be eligible under another historic context, such

as business and industry. These resources should meet the registration requirements listed separately for those historic contexts.

Criterion A: Residences and/or residential outbuildings will have served an important role in the residential development of Washington. Eligible resources will distinctly reflect the trends and patterns of residential development in Washington during this period, rather than just date from this period. Their relationship with the pattern of residential development should be demonstrated to be significant in the overall history and development of Washington. If the residential outbuilding is individually significant, the significance must be conveyed through only the individual building, separate from the broader residential property.

Criterion B: Residences will have an association with important men or women in the history of Washington or a significant group of people. To be eligible under this historic context, the person must be individually significant within residential or neighborhood development, such as a real estate developer. Properties typically must be associated with the person's productive life and represent a better association with this productive period than other extant resources. Likewise, buildings associated with a significant group must reflect the group's significance within this historic context and represent a strong association with this significance. It is not anticipated that individual residential outbuildings will likely be individually eligible under this criterion.

Criterion C: Residences and/or residential outbuildings will be an excellent example of an architectural style with good integrity, such as the Greek Revival, Gothic Revival, Italianate, Second Empire, Queen Anne, Prairie School, Classical Revival, Colonial Revival, Dutch Colonial Revival, Foursquare, Craftsman, Craftsman bungalow, bungalow, Tudor Revival, Cape Cod Revival, minimal traditional, ranch, or split-level style; an intact example of a vernacular or folk type with good integrity; an excellent example of a residential outbuilding type, such as a carriage house or garage; or will be the work of a well-known architect or builder. Individually eligible resources significant as a representation of a particular style will exhibit distinctive characteristics of that style and will be compared to other resources as needed to demonstrate their significance. Individually eligible resources significant for their type or construction must also be representative of the distinctive characteristics of that resource type and will be compared to other resources as needed to demonstrate their significance. Resources may also be eligible if they are unique examples of a particular style, type, or construction within the local context. Resources significant for their design by an important architect or construction by a master builder will retain a high degree of integrity of the original design and will be compared to other designs by the architect or master builder to demonstrate the significance of this resource.

Criterion D: The sites of non-extant properties and other sites may yield important archaeological information related to residential buildings or neighborhood development; archaeology was not included as part of this project.

Integrity Considerations: Residences and/or residential outbuildings may be individually eligible when they display high integrity and their historical associative or architectural characteristics are strong. Resources should demonstrate several of the seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. Some alterations to a residential building may be tolerated, particularly if they have occurred at the rear of the building. These alterations should also be considered significant when they are over

the period of significance extends through the time of these alterations. Key features such as historic windows and exterior cladding should be intact for the house to be individually eligible, particularly under Criterion C. Alterations that have obscured or removed original features, or that have added later features to the building, will negatively impact the integrity of the historic building within this historic context.

To be individually eligible within a historic context, the building must still retain its essential characteristics, such as massing, fenestration pattern, architectural features, and materials, from the time period associated with that historic context or within a narrower period of significance for the property. For example, a residential building significant in the 19th century must not only have been built in this period, but it must also retain its 19th century appearance rather than reflecting a later period of significant remodeling, particularly on the exterior. Some alterations, such as a later porch, will not definitively preclude individual eligibility, but overall the 19th century appearance must be clear enough that the owner from that period would recognize the house. With significant remodeling at a later date, such as porch alterations, new features like bay windows, additional decorative detail, large additions, or the removal of older features, the house will likely only retain integrity from this later period though original construction may have occurred in this earlier 19th century period. A residential building or outbuilding significant within the historic context from 1900 to c.1970 may have been built in this period, or it may have been built earlier but significantly remodeled in this period so that the current appearance reflects changes between 1900 and c.1970.

Resources that are less common, such as 1840s or 1850s houses, may be individually eligible even with more alterations than the typical house. While they still should retain sufficient integrity to demonstrate their overall design and form, they may have more cladding, window, and porch alterations, or rear additions, than other houses and still be eligible even with this lesser degree of integrity. Additionally, they may have been moved from their original sites. Due to their rarity, the significance of these resources begins to outweigh some integrity issues. However, the resource must still maintain sufficient integrity to demonstrate its significance for a resource to be eligible.

Residential outbuildings no longer associated with a residence have typically lost a significant portion of their integrity by this lack of association. They may be individually eligible when their significance lies in the individual building rather than the context of the residential property and their historical associative or architectural characteristics are strong. Resources must still demonstrate integrity as stated previously. To be individually eligible within this period of significance, the building must still retain its essential characteristics that are key to its significance from this period, though minor alterations, such as a later yet appropriate garage door, may be considered under some criteria. Residential outbuildings, such as carriage houses, dating from the 19th century will likely have been converted for use as a garage. The integrity of the original building may remain intact and the significance maintained, if the original features and design of the building remain clearly visible.

Significant related historic resources identified in the surveyed neighborhood on the west side of Washington for the period from 1850 to c.1910 through research work completed within the scope of this project include (additional research and evaluation required for final determinations are noted on the individual site inventory forms):

215 S. Avenue C - Dayton H. and Irene Ballard House - c.1868 - gable-front - 1 1/2 story (Victorian vernacular) - State #92-00734 - Survey #WS-018

305 S. Avenue C - Andrus-Barratt House (Kurtz House) - c.1867-69 - Italianate - State #92-00155 - Survey #WS-014 (Listed on NRHP)

315 S. Avenue C - William C. and Emily Runyon House - c.1895 - Queen Anne - State #92-00428 - Survey #WS-013b (WS-150)

319 S. Avenue C - Frank E. and Margaret A. Swift House and Carriage House- c.1895 - Queen Anne - State #92-00429 - Survey #WS-013a (WS-149)

215 S. Avenue D - Edward C. and Gertrude Carris House - 1901 - gambrel-front (Foursquare/Colonial Revival) - State #92-00738 - Survey #WS-023

302 S. Avenue D - William A. and Sarah J. Wilson House - c.1895 - Queen Anne - State #92-00430 - Survey #WS-017

209 S. Avenue F - Daniel and Elizabeth Wilde House - 1902 - Victorian vernacular - State #92-00431 - Survey #WS-081

317 W. Jefferson St - Thomas J. and Jeannette McElhinney House - c.1907 - Shingle style (gambrel roofs) - State #92-00421 - Survey #WS-011

320 W. Jefferson St - Fred L. and Nellie Stewart House - c.1904 - Queen Anne - State #92-00424 - Survey #WS-008

603 W. Jefferson St - Alonzo J. and Matilda J. Lamphere House - c.1869 - gable-front - two story - State #92-00751 - Survey #WS-037

800 W. Madison St (in Sunset Park) - Alexander and Mary Young Log House - c.1840, 1912 move - State #92-00160 - Survey #WS-146 (Listed on NRHP)

302 W. Main St - John H. and Sarah Chilcote House - c.1876 - gable front - 2 story - State #92-00773 - Survey #WS-090

305 W. Main St - William and Sarah Scofield House - c.1877 - Italianate - State #92-00397 - Survey #WS-094

308 W. Main St - William A. and Josephine Stiles House - c.1870 - cross gable - 2 story - State #92-00411 - Survey #WS-091

403 W. Main St - Frank W. and Wena Brindley House - 1903 - Queen Anne - State #92-00400 - Survey #WS-100

409 W. Main St - Albert and Janet Morris House - c.1868, 1941 - Gothic Revival (gable-front - 1 1/2 story) - State #92-00401 - Survey #WS-101

522 W. Main St - William E. and Viola B. Kerr House - 1892 - Second Empire - State #92-00418 - Survey #WS-108

529 W. Main St - Charles H. and Ada B. Pauls House - c.1909 - gable-front - 2 story - State #92-00408 - Survey #WS-114

714 W. Main St - Stephen B. and Mary A. Sanford House - c.1866 - gable-front - 1 1/2 story - State #92-00795 - Survey #WS-135

735 W. Main St - John G. and Mary L. Stewart House - c.1899 - Queen Anne - State #92-00791 - Survey #WS-131

309 W. Washington Blvd - James B. and Julia Crail House - 1904 - Queen Anne - State #92-00367 - Survey #WS-047

400 W. Washington Blvd - Leander D. and Catherine Robinson House - 1900 - Queen Anne - State #92-00385 - Survey #WS-055

403 W. Washington Blvd - Dr. Emmett T. and Sarah Wickham House - c.1905 - Colonial Revival - State #92-00369 - Survey #WS-051

- 409 W. Washington Blvd - Harry and Belle Montgomery House (#1) - 1903 - Colonial Revival - State #92-00370 - Survey #WS-052
- 415 W. Washington Blvd - Samuel Addison and Elizabeth White House - 1891 - Queen Anne / T-plan - State #92-00371 - Survey #WS-053
- 504 W. Washington Blvd - Joseph and Elizabeth Keck House - c.1856 - Second Empire / Gothic Revival - State #92-00179 - Survey #WS-065 (Listed on NRHP)
- 509 W. Washington Blvd - Ralph and Mary Smith House - 1901 - Queen Anne / Craftsman - State #92-00373 - Survey #WS-061
- 516 W. Washington Blvd - Dr. William E. and Myrtle Anderson House (#2) - 1909 - Queen Anne / Foursquare - State #92-00391 - Survey #WS-067
- 522 W. Washington Blvd - Carl M. and Helen B. Keck House - 1897 - Queen Anne - State #92-00392 - Survey #WS-068
- 527 W. Washington Blvd - Howard A. and Martha J. Burrell House - c.1876 - Italianate - State #92-00376 - Survey #WS-064
- 530 W. Washington Blvd - John and Ella Dodds House - c.1875 - T-plan - State #92-00393 - Survey #WS-069
- 603 W. Washington Blvd - Frank and Nettie Stewart House - 1893 - Queen Anne - State #92-00180 - Survey #WS-075 (Listed on NRHP)

Significant related historic resources identified in the surveyed neighborhood on the west side of Washington for the period from c.1910 to 1970 through research work completed within the scope of this project include (additional research and evaluation required for final determinations are noted on the individual site inventory forms):

- 215 W. Jefferson St - Thomas and Ida Berdo House – 1939 - Tudor Revival – 1910s – ice house – State #92-00728 - Survey #WS-001
- 321 W. Jefferson St - Sarah Brokaw House (1895 - Queen Anne) – 1920s – garage – State #92-00733 - Survey #WS-012a
- 411 W. Jefferson St - Horace W. and Constance Russel House - c.1923 - bungalow - gable front - State #92-00422 - Survey #WS-015
- 529 W. Jefferson St - James F. and Colletta Duffy House and Garage – c.1915 - Foursquare - State #92-00002 - Survey #WS-031
- 314 W. Main St - Ada B. Davis House - c.1917 - bungalow - side gable - State #92-00412 - Survey #WS-092
- 315 W. Main St - William A. and Jennie Cook House - c.1912 - bungalow - side gable / cross gable - State #92-00398 - Survey #WS-095
- 508 W. Main St - Amos and Eva Durst House - c.1917 - bungalow - gable-front - State #92-00416 - Survey #WS-105
- 509 W. Main St - John F. and Nannie Simpson House - 1910 - Foursquare - State #92-00405 - Survey #WS-111
- 516 W. Main St - Etta H. Conner House - c.1925 - bungalow - gable-front - State #92-00776 - Survey #WS-107
- 526 W. Main St - Robert and Jean Patterson House - c.1916 - Craftsman / Foursquare - State #92-00419 - Survey #WS-109
- 633 W. Main St - Dallas and Virginia Chamberlin House - c.1956 - ranch - hip roof - State #92-00780 - Survey #WS-120

- 703 W. Main St - Jay and Helen Brewer House - 1946 - minimal traditional (with front cross gable) - State #92-00787 - Survey #WS-127
- 726 W. Main St - Edward and Anna Harmeier House - c.1916 - Craftsman / Foursquare - State #92-00796 - Survey #WS-136
- 314 W. Washington Blvd - James and Kate Wilson House - 1913 - Foursquare / Queen Anne - State #92-00383 - Survey #WS-045
- 315 W. Washington Blvd - Ralph and Fanny Shannon House - 1950 - ranch - side gable with center cross gable - State #92-00758 - Survey #WS-048
- 416 W. Washington Blvd - Harry and Belle Shrader House (#2) - c.1915 - bungalow - side gable - State #92-00387 - Survey #WS-057
- 422 W. Washington Blvd - Edmund D. and Emeline W. Morrison House - 1910 (c.1866) - Classical Revival (Italianate) - State #92-00388 - Survey #WS-058
- 608 W. Washington Blvd - John O. and Perle Roberts House - c.1912 - bungalow - side gable - State #92-00395 - Survey #WS-071
- 611 W. Washington Blvd - Mary A. Hollingsworth House - 1909 - bungalow - gable front - State #92-00378 - Survey #WS-076
- 614 W. Washington Blvd - Peter and Lucy Berdo House - 1913 - Classical Revival - State #92-00396 - Survey #WS-072
- 617 W. Washington Blvd - Amos and Sarah Alberson House - c.1911 - Craftsman - clipped gables - State #92-00379 - Survey #WS-077
- 730 W. Washington Blvd - James and Nancy Lou Seifert House - c.1954 - ranch - State #92-00770 - Survey #WS-087

Residential neighborhoods

Description: Residential neighborhoods are primarily composed of dwellings and residential outbuildings, such as carriage houses or garages. Additional features, such as parks, are found in some neighborhoods. Other elements may also be significant in a neighborhood, such as brick streets or sidewalks, alleys, retaining walls, fencing, waterways, trees, or light posts. Geographic characteristics and historical factors influenced neighborhood developments in terms of definition and cohesion. Neighborhoods are also united by aesthetic factors, such as a style or type of housing.

Neighborhoods from c.1850 to c.1910 reflect the initial settlement and maturation of Washington in the 19th century. Setbacks throughout the neighborhood may vary, but setbacks of at least five or ten feet from the street are typically found in 19th century neighborhoods in Washington. Many houses are set back around 20-25 feet from the curb. Likewise, spacing between houses varies. The original town and early additions were platted with 66-foot by 132-foot lots, so spacing of 20 to 30 feet was common between houses. However, acquisition of adjacent lots led to larger properties, initially increasing spacing to more than 40 feet on some blocks. The majority of housing in 19th century neighborhoods faces the main, typically east-west streets, with residential outbuildings found along alleys in the middle of each block. Earlier houses faced north-south sides in blocks closest to the square, and 19th century neighborhoods to the south faced north-south streets as the main streets in those areas. Some additional houses or outbuildings were constructed on the rear portion of lots facing the side streets.

Early additions were platted to the east, west, and south of the Original Town plat in the 1850s with the anticipation of the arrival of the railroad. Additional land was platted to the north of the tracks in the 1870s. Large additions were platted in the 1880s and 1890s to the north, east, and southeast, with development largely not reaching these areas until the middle of the 20th century. Street patterns continued to be rectilinear, usually with an alley through the middle of the block. By the 1890s, the majority of the lots in the original town plat and earliest additions had residences, though other lots were not developed until the 20th century and some earlier houses were replaced during this time. Houses within these areas include a number of simple vernacular gable-roof frame buildings, Gothic Revival, Italianate, Queen Anne, and cross gable houses.

Development continued in the first decades of the 20th century in the additions similar to the previously developed areas, with new residential construction primarily on vacant lots and some replacement of earlier houses in the original town plat and earliest additions. Setbacks throughout these neighborhoods vary, but setbacks of at least ten or twenty feet from the street are typically found associated with 20th century resources in Washington. Likewise, spacing between houses varies, with earlier spacing of 20 to 30 feet remaining common between houses. However, two houses were constructed on some lots, reducing spacing between houses to 10 or less feet on some portions of blocks. Subdividing of larger lots and properties was most common in the early to middle of the 20th century. The majority of housing in these neighborhoods continued to face the main streets. Some additional houses or outbuildings were constructed on the rear portion of corner lots facing the side streets.

By 1940, the first small subdivision was platted in the previously platted large out lots in the southeast quadrant of Washington. This pattern of development would continue through the 1950s and 1960s. While many of these subdivisions were a simple block between platted streets, more comprehensive plats included new internal streets, including some curvilinear, angled, or circle drives. While real estate agents continued to promote some of this development, contractors were often developers/builders for these developments through the middle of the 20th century. Additional lots were developed on the north and east additions to Washington that were platted in the 1880s and 1890s as well, with blocks developed as a planned development. Setbacks throughout these neighborhoods are more consistent, with twenty to thirty feet from the street a common distance for these 20th century resources in Washington. Likewise, spacing between houses varies, though 20 to 30 feet was still common between houses. Typically, only one house is constructed per lot in these neighborhoods. Alleys began to disappear from the layout pattern in some developments, with garages built next to or attached to the side of the house. Residential outbuildings may face an alley or secondary street, but many face the main street that the house faces.

Significance: The significance of residential neighborhoods lies in their potential as historic districts. By definition, a historic district “possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.” Historic districts are collections of buildings that derive their importance from the group that possess a sense of time and place. They have a common period of significance that may extend over a few years or multiple decades. Historic districts might have a shared building type, style, or material, or they may be composed of a variety of resources. However, the neighborhood must possess characteristics that united it historically or aesthetically by plan or physical development to be considered a historic district.

Residential neighborhoods may be eligible as historic districts that reflect the residential development of Washington. This may be a significant, unified development or it may reflect a pattern of development that was significant in the history of Washington. Residential neighborhoods associated with a significant person or group may be eligible as historic districts for this association. The significant person or group will have had a direct impact on the development of the neighborhood, as well as be significant in the residential history and development of Washington to be eligible within this historic context. Residential neighborhoods may also be eligible as historic districts for its buildings, in terms of style, type, design, materials, and/or construction. This may be unified or similar architectural features throughout an area, or it may represent a variety of architecture that is significant within the development of the neighborhood. This may also be for the overall design of the neighborhood, reflecting design ideals of the period.

Registration Requirements:

Criterion A: Historic districts will be associated with one or more period from c.1850-c.1885, c.1885-c.1909, c.1910-c.1944, and c.1945-c.1970, and they will have served an important role in the residential development of Washington within that period to be eligible under this historic context. Eligible neighborhoods will distinctly reflect the trends and patterns of residential development in Washington during each period, rather than just date from this period. Eligible neighborhoods, particularly in the middle of the 20th century, will likely be united by original plat, though neighborhoods may be united through historic and architectural development as well. Historic districts may be eligible for multiple periods of historic development if significance is established in each period. Their relationship with the pattern of residential development should be demonstrated to be significant in the overall history and development of Washington.

Criterion B: Historic districts will have an association with important men or women in the history of Washington or a significant group of people associated with neighborhood and residential development to be eligible under this historic context. The historic district must be associated with the person's productive life or the group's period of significance, and the district developed as a whole by this person or group to likely be solely eligible under this criterion. It is less likely that a historic district will be eligible only under this criterion than in combination with another criterion. Historic districts may be eligible under Criterion B as well as A or C if significant persons lived within the district during the period of significance, the properties are associated with the person's productive life, and the properties are better associated with the person than other extant properties. The significance of the person or group must be demonstrated to contribute to the significance of the historic district to be included under this criterion.

Criterion C: Historic districts eligible under this criterion and period will have a significant group of residential buildings, either for architectural styles or vernacular designs, which may lack individual distinction but form a significant group of resources based on the architectural components of the district. A number of resources or a significant portion of the development must have occurred within the significant period in order to be eligible under the historic context for that period. Neighborhoods with a high number of a particular style or type of house may be significant for this style or type. Historic districts may be significant within one or multiple periods if significance is established in each period. Neighborhoods may also be

eligible as historic districts under this criterion if the overall design of the neighborhood is significant.

Criterion D: The sites of non-extant properties and other sites may yield important archaeological information related to neighborhoods; archaeology was not included as part of this project.

Integrity Considerations: The integrity for a historic district will be judged on the basis of the integrity as a neighborhood as well as the integrity of the individual components. The majority of the district's individual buildings should retain integrity as contributing buildings even if they lack individual distinction. Additionally, the relationship between the individual buildings must be substantially unaltered since the period of significance. Intrusions, such as buildings constructed outside the period of significance, will be judged on their relative number, size, scale, design, and location to determine their impact on the integrity as the district as a whole. A historic district will not be eligible if it contains sufficient alterations or intrusions that it no longer conveys the sense of the historic district during the period of significance.

Individual residential resources may be eligible as contributing resources in a historic district when they retain sufficient integrity and date to the period of significance for the historic district. As a contributing building in a historic district, alterations throughout the period of significance for the district should be considered significant. Alterations range from stylish updates that reference specific popular architectural influences to small projects conducted over a period of time, perhaps by several tenants or owners. These changes are significant as they reflect the development of a historic district over a period of time. While a greater degree of alterations to individual resources can be accommodated in a historic district before the integrity of the district is compromised, buildings must retain essential characteristics such as massing, fenestration patterns, and architectural stylistic features to remain as contributing buildings. Alterations less than 50 years old or outside of the period of significance for the historic district may be acceptable on contributing buildings as follows:

- Non-historic or non-original siding materials such as asbestos shingles, asphalt brick, aluminum, and vinyl shall not solely prohibit a building from being contributing.
- Porches enclosed after the period of significance that have original columns visible or the enclosure is easily reversible with little or no damage to the massing and proportions of the original porch.
- If window openings do not retain historic sashes, the majority of the window openings retain their original sizes, particularly on primary façades.
- Any additions to the house are subordinate to the original building, preferably at the rear, and do not cover any significant architectural detailing.
- No significant, character-defining features have been removed. If small decorative elements have been removed, the overall features of the style of the house should remain intact.

Substantial, character-altering changes, or a combination of changes such as resized window openings, removal of historic features, and non-historic siding, shall result in the building being classified as non-contributing. Examples of significant changes include major changes in roofline, incompatible porch enclosures of a non-reversible nature, and major additions or

modifications of primary façades inconsistent with the proportion, rhythm, and materials of the building. Buildings that have been altered to such a degree that the original building is no longer readily identifiable or residential buildings constructed outside of the period of significance will also be classified as non-contributing. Finally, a building not sharing the historic associations or significance of the historic district will be considered a non-contributing building.

Residential outbuildings are expected to have sustained more changes than the associated residential buildings. Many of these buildings were updated to meet modern needs, such as the conversion to a garage or installation of a new garage door. This change will be permitted for contributing resources within a historic district. Likewise, cladding in non-historic siding materials such as asbestos shingles, asphalt brick, aluminum, and vinyl shall not solely prohibit a building from being contributing. Overall, the general form and design of the building should remain intact for it to be contributing. Additionally, some original material must remain visible, or a distinctive form and design be clearly visible, for a residential outbuilding to be contributing. An outbuilding, though historic, that retains few visual clues as to its age due to non-historic cladding and replacement of other historic features should be classified as non-contributing.

Finally, while National Register standards generally preclude moved buildings from being considered contributing, there are certain exceptions. The assumption is that a move detracts from a building's significance by destroying its original setting and context. On the other hand, moves made during the period of significance are treated as historic alterations if the settings and context are similar to original locations, and these resources are considered contributing buildings. Buildings that were moved into a historic district during the period of significance may be significant within the residential development of the neighborhood during that period. Buildings that date to construction in the period of significance but were moved into the historic district after the period of significance may be contributing if they strongly reflect the significance of the remainder of the historic district in history and architecture and the new site was similarly developed previously. Building alterations considered acceptable for moved buildings include changes in foundation materials, changes in porches built after a move, and some changes in building orientation. Moves are considered detrimental if they resulted in the loss of significant architectural elements, even if they are within the period of significance for the historic district. These buildings would be non-contributing resources. Moved resources that are outside the period of significance for the district will be considered non-contributing buildings within the district, as they likely do not reflect the remainder of the district in history and architecture.

Significant related historic resources identified in surveyed neighborhood on the west side of Washington (more may be significant under this property type with additional research):

West Side Residential Historic District – W. Main, W. Washington, and W. Jefferson from around Avenue B to and including Sunset Park

Additional residential and neighborhood resources

Description: Additional residential and neighborhood resources may be eligible within this historic context if they reflect the residential or neighborhood development of Washington in

this period. These resources could include public buildings, educational properties, parks, bridges, or objects that relate to particular neighborhoods or residential development. Archeological sites may also be included under this property type, though they were not specifically included in this phase of the project.

Significance: The significance of these resources lies in their association with residential and neighborhood development in Washington. A resource not directly related to neighborhood or residential development will not be eligible under this historic context. Resources must retain strong historical associative or architectural characteristics to be considered eligible. These properties may also be contributing features in a historic district, as defined previously.

Other residential and neighborhood resources that are moved or reconstructed resources, religious properties, birthplaces or graves of significant persons, cemeteries, or commemorative properties must also meet the individual Criteria Considerations to be eligible under this historic context.

Registration Requirements:

Criterion A: Resources will be associated with the residential and neighborhood development of surveyed neighborhood on the west side of Washington within one or more period from c.1850-c.1885, c.1885-c.1909, c.1910-c.1944, and c.1945-c.1970, and they will reflect a strong contribution to and association with this history. The resources will be particularly significant and clearly associated with this historic context to be eligible under this criterion.

Criterion B: It is not anticipated that these additional resources will likely be individually eligible under this criterion. To be eligible, resources must be associated with a significant person, be associated with the person's productive life, and represent a better association with this productive period than other extant resources. Typically, a person's productive, significant life is not directly associated with these resources.

Criterion C: Resources will be excellent examples of a particular style; intact examples of a vernacular or folk type with good integrity; or resources will significantly represent the work of a well-known architect or builder. Architectural types, styles, and designs will be demonstrated to be significant in comparison to other resources within the community.

Criterion D: The sites of non-extant properties and other sites may yield important archaeological information related to additional residential and neighborhood resources; archaeology was not included as part of this project.

Integrity Considerations: Other residential and neighborhood resources may be individually eligible when they display high integrity and their historical associative or architectural characteristics associated with the period of significance are strong. Resources should demonstrate several of the seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. Alterations will likely be considered significant when they are over 50 years old and are within the period of significance for the resource. However, to be individually eligible within this period of significance, the resource must still retain its essential character defining and distinctive characteristics.

Significant related historic resources identified in surveyed neighborhood on the west side of Washington (more may be significant under this property type with additional research):

915 W. Main – Sunset Park - State #92-00805 - Survey #WS-145

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IV. Identification and Evaluation Methods

The purpose of the intensive level historical and architectural survey of the residential neighborhood on the west side of Washington, Washington County, Iowa, was to complete an intensive level historical and architectural survey of 149 properties relating to the residential neighborhood as well as Sunset Park. Research was also conducted to develop historic contexts relating to the history and development of this neighborhood to evaluate the historic resources surveyed and the neighborhood as a whole. The primary goal of the project was to evaluate a potential historic district and identify boundaries and contributing buildings. The buildings were evaluated for individual eligibility as well. No archeological sites were included in this survey.

The methodology for the intensive level historical and architectural survey in Washington included a combination of field survey and archival research. Guidelines for this survey work were provided by Secretary of the Interior's Standards for Identification and Evaluation as published on pages 44720-44726 of the *Federal Register* of September 19, 1983 and *Guidelines for Local Surveys: A Basis for Preservation Planning, Bulletin #24* (National Park Service 1985). The work for this project was divided between a consultant serving as Principal Investigator, Rebecca Lawin McCarley (d.b.a. SPARK Consulting); the local project director; and the local volunteers. The local project director was Mary Patterson, chair of the Washington Historic Preservation Commission. As such, she performed the usual management functions and acted as the liaison between the City of Washington and the State. The volunteers for the research and survey project included members of the City of Washington Historic Preservation Commission (WHPC) and local residents, primarily from the surveyed neighborhood. The survey project was funded through a Historic Resource Development Program (HRDP) grant awarded in July 2014, and the project started immediately thereafter. The draft report and site inventory forms for the properties were completed in September 2015. The final products were submitted in December 2015.

The principal investigator (consultant) was responsible for the organization and coordination of the project activities, as well as specific project activities. These included research for the historic contexts, development of the historic contexts, evaluation of surveyed sites, editing and completion of site inventory forms, and preparation of the report and recommendations. The consultant was also responsible for the training of the local volunteers; and in cooperation with the project director, providing project direction. The volunteers and project director were responsible for assisting the consultant in conducting the fieldwork, including recording/collecting data on field site forms. The volunteers were directly responsible for conducting the archival and oral research on each of the properties included in this survey, as well as completing the photography. They worked with the consultant to prepare a draft of an Iowa Site Inventory form for each property, submitted to the consultant electronically. The consultant edited the draft forms, completed the evaluations for each property, and inserted historic and current photographs on each form. The consultant prepared the final products for submission.

The project began with a field survey in July 2014 by the consultant to create a list of properties within the survey boundary in Washington and to evaluate if the survey boundary was appropriate. The boundary was slightly adjusted to include properties immediately to the south

along S. Avenue C that appeared to relate to the historic development of the neighborhood. Field site numbers were assigned to properties to organize and assist in the research effort, and groups of properties were divided into 14 sections, with seven to sixteen properties per section. Folders were prepared for each property in the survey area (Figure 69). Overall, 149 properties over the 15 blocks were identified through the initial consultant work. Properties generally consisted of a house or a house and garage. The general property type was the single family house, with some larger homes divided into two or more apartments. One non-residential building was surveyed, the school administration office building constructed in 1974 on the site of the former neighborhood school. Additionally, Sunset Park was included in the survey area, including the Alexander and Mary Young Log House (previously listed on the National Register of Historic Places). During July and August, the consultant also worked with commission members previously trained on researching property owners using transfer books to complete this initial research for the project. The legal descriptions for properties within the survey boundary were identified, and the local project director, Mary Patterson, coordinated the volunteers assigned to each section and collected the completed research. This research was then added to the folders created by the consultant for each property in the survey area.

Through the course of the project, the consultant trained the WHPC and volunteers on research and documentation techniques, utilization of library and online resources, and completion of draft Iowa Site Inventory forms for each property. At the same time, the consultant developed the historic contexts for the project. The consultant then edited the Iowa Site Inventory forms using this research, completed evaluations of each resource based on the research and historic contexts developed during this project, and inserted photographs. Research for the historic context and each historic building utilized local, county, and state resources. These resources include, but are not limited to, city directories, property ownership records, Sanborn fire insurance maps, other historic maps and aerial views, county and local histories, newspapers, previous survey reports, and historic photographs. Research into historic photographs and postcards documented the historic appearance of the individual resources as well as the neighborhood.

The initial project meeting and training was held on September 29, 2014. The training meeting started with an orientation to the survey project and continued with more specific training on research methods for the project. Commission members and volunteers then signed up to research certain blocks of buildings, as divided into the 14 sections by the consultant. Section folders provided by the consultant to the volunteers included copies of the historic atlases, birds-eye view, and Sanborn fire insurance maps for the related block/s. Individual building folders included the property owner research completed using transfer books, research forms, and a field site form. The project continued with site-specific archival research on the buildings by the volunteers, under the direction and supervision of the consultant. The initial research by the volunteers primarily included Sanborn maps, city directories, and census records through Ancestry.com. The goal of the research through these sources was identification of a construction date, original owner/resident, and subsequent owners/residents. Additional sources to provide further information on owners/residents of neighborhood properties were outlined, including county and city histories, newspapers, obituaries, historic photographs and other sources at the Washington Public Library. The goal of using these additional sources was to identify further information on the occupations, families, profiles, and status of the residents within this neighborhood.

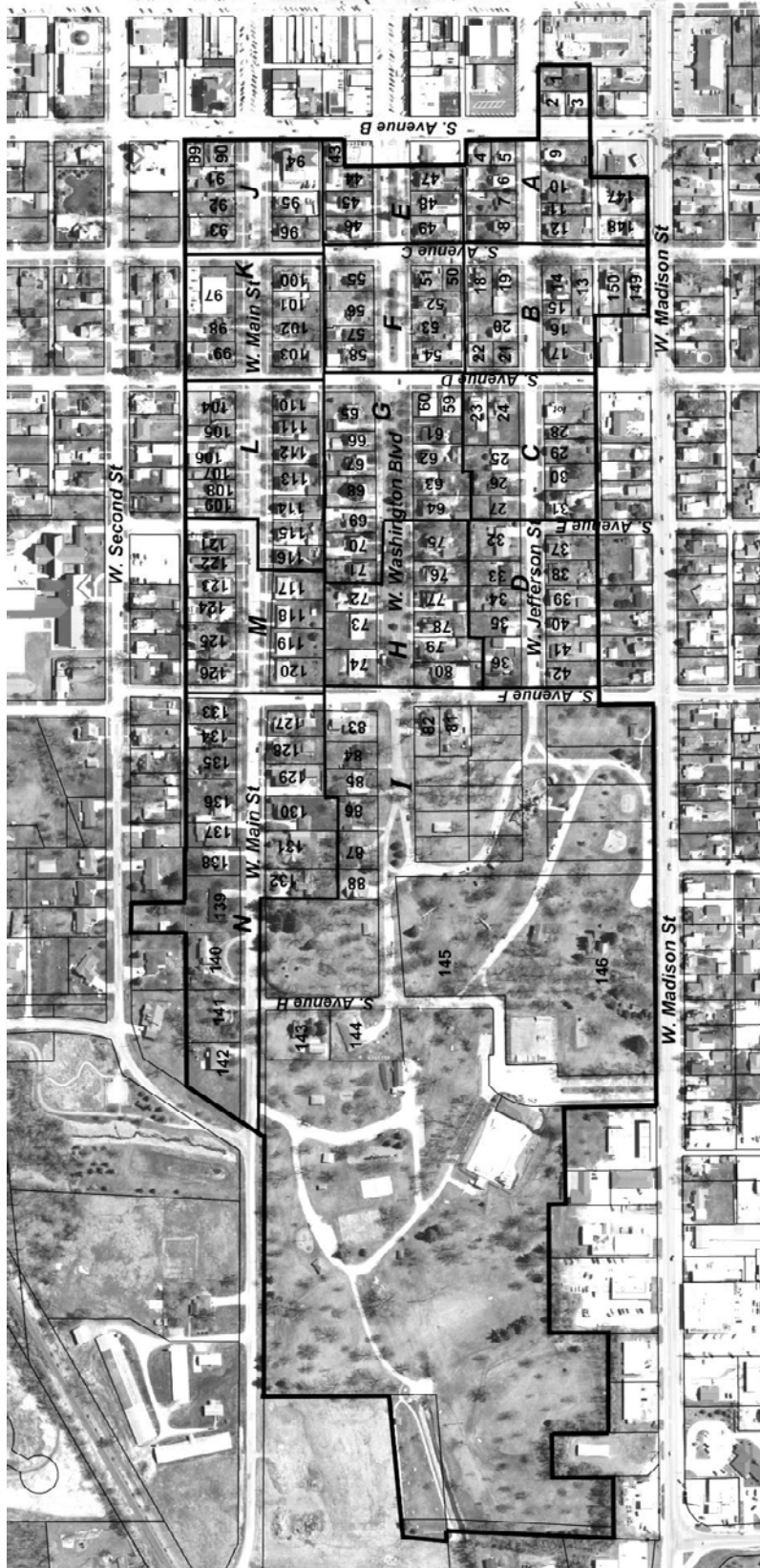


Figure 69. Map of field survey sections in the survey area on the west side of Washington (McCarley 2014).
 Base mapping with aerial photograph provided by Washington County GIS, Washington, Iowa

A progress meeting was then held on November 17, 2014 to answer questions on the research completed to date by the commission members and volunteers as well as provide additional training by the consultant. The meeting started with training for the photography for the survey project. Photography was coordinated by the consultant for uniformity among the digital photographs, and the properties were divided into four photography sections. While three people originally started on photography, one volunteer ended up completing the majority of the photographs required for the project. These digital photographs were then renamed per state naming conventions. Training was also provided on utilizing the field site survey form provided by the consultant to take notes on the architectural features and materials of the properties. Questions were answered regarding research sources and methods as the consultant reviewed the research training from the first meeting. Commission members and volunteers were at various stages of research progress, with some still working on city directory research and others nearly complete with census research. The consultant reviewed the additional research resources to be utilized during the remainder of the research and survey phase, including county and city histories, newspapers, obituaries, historic photographs and other sources at the Washington Public Library. Volunteers then continued on the site-specific research, and the consultant started research for the historic contexts over the next few months.

The last training meeting was held on January 12, 2015 to provide training for commission members and volunteers on completing drafts of the Iowa Site Inventory. The consultant provided a review of training completed to date on research and survey data to have been collected for each property. The consultant then provided training specifically on filling out the Iowa Site Inventory form, writing a narrative description, and writing a research summary. While some volunteers were ready to start writing draft forms, others were still working on completing research. These volunteers then either completed their research and then worked on the draft forms, or they started working on the draft forms and then filled in research and survey gaps as they created a basic outline for the information on draft forms. Volunteers continued to work on drafts of Iowa Site Inventory forms over the next few months. The consultant maintained contact via email and phone with the local project director and volunteers to monitor progress on the draft forms, answer questions, and review initial draft forms. Drafts of site inventory forms were submitted to the consultant starting in March 2015. As some volunteers were unable to complete this phase of the work, folders were collected and assigned to other volunteers or completed by the local project director, Mary Patterson. The remaining draft site inventory forms were submitted to the consultant in July 2015.

As the draft site inventory forms were submitted electronically, the consultant reviewed and finalized the Iowa Site Inventory forms from May 2015 to August 2015. Narrative descriptions and the narrative history of the property in the statement of significance were edited to maintain consistent and professional standards. As holes were identified in the research, the consultant filled in information as possible from other research completed and volunteers were contacted for additional information. The consultant also added historic photographs and current digital photographs to the final site inventory forms. The completion of the survey forms continued through August 2015, as draft forms were completed on the remaining properties. The consultant used the historic context and site-specific research to evaluate the historic resources individually and as contributing within a potential historic district for their eligibility for the National Register of Historic Places, adding these the paragraphs related to the evaluation of the property for the statement of significance on the site inventory forms. The properties were

evaluated with the National Register of Historic Places criteria. In general, in order for a property to be eligible for listing on the National Register of Historic Places, it must be at least 50 years old and possess both historic significance and integrity. Significance may be found in four aspects of American history recognized by the National Register:

- A. association with historic events or activities;
- B. association with important persons;
- C. distinctive design or physical characteristics; or
- D. potential to provide important information about prehistory or history.

A property must meet at least one of the criteria for listing. Integrity must also be evident through historic qualities including location, design, setting, materials, workmanship, feeling, and association. For this survey, resources were primarily evaluated based on Criteria A, B, and C. These guidelines were utilized in evaluating the historic resources that appear eligible for the National Register of Historic Places. The results are summarized in *Section V: Survey Results*.

The consultant completed the research on the history of Washington in September 2015 to develop the historic contexts for the survey area and the draft survey report. Research resources included county and local histories, fire insurance maps, city directories, newspapers, and historic photographs. Previous research and historic contexts developed for Washington were also utilized. This research was primarily conducted at the Washington Public Library and through online archival sources. This research was then utilized to develop the historic contexts included within this report. Finally, this report was compiled for the project in the format of a Multiple Property document, which includes the historic contexts and associated property types, survey and evaluation methods, survey results, and recommendations. The draft report was developed in September and October 2015. The draft report and sample site inventory forms were then submitted for review by the WHPC and State Historic Preservation Office in October 2015. Comments were received on the draft products, and revisions were made accordingly. The consultant then submitted the final products in December 2015, including the final report, site inventory forms, and digital photographs on CD.

V. Survey Results

The intensive level historical and architectural survey of the residential neighborhood on the west side of Washington surveyed all the properties within the survey boundary. This survey area roughly extends along W. Jefferson Street, W. Washington Boulevard, and W. Main Street and through Sunset Park, generally from S. Avenue B to the west side of Sunset Park. It includes the area immediately west of the Washington Downtown Historic District, listed on the National Register of Historic Places in 2013. It was recommended for survey in the *Planning for Preservation in Washington, Iowa*, which was completed for the City of Washington Historic Preservation Commission (WHPC) in June 2009. Field site numbers were assigned to each resource numerically in the format of WS-xxx. A survey area map was created to show the location of all the properties included within this survey and the survey sections (Figures 69, 70). The surveyed properties are summarized on Table 13. Additional information for each property is found on the individual Iowa Site Inventory forms submitted with this report.

The survey of the neighborhood on the west side of Washington was recommended through the previous work in Washington and developed locally with interest in listing this area on the National Register of Historic Places and qualifying building owners for historic preservation incentive programs. For the intensive level survey, Iowa Site Inventory forms for each resource were filled out completely, utilizing the information collected during the field survey and research phases of the project. These inventory forms are submitted with the report. As a result of the field survey, 149 properties were surveyed on approximately 15 residential blocks as part of this project within this area (Table 13). These residential blocks consist of 69 properties that were previously surveyed at some level, including three that were listed on the National Register of Historic Places (NRHP). Of these 149 properties, 139 properties included a main building/resource constructed prior to 1970. The remaining ten properties included the school administrative office building built in 1974, two houses built in the 1970s, three houses built in the 1980s, one house built in the 1990s, and three houses built since 2000. Properties generally consisted of a house or a house and garage. Additionally, Sunset Park was included in the survey area, with one form filled out for the park overall and one form filled out for the Alexander and Mary Young Log House (previously listed on the NRHP). Thus, a total of 151 Iowa Site inventory forms were developed as part of this project. The surveyed properties in the project area then consisted of 69 properties that were previously surveyed at some level, including four that were listed on the National Register of Historic Places. Thus, 82 properties were assigned new Iowa Site Inventory numbers. Iowa Site Inventory forms were filled out for each property, including name, date, address, a narrative description, and a statement of significance. Digital photographs and maps were inserted on each form as well. Sample Iowa Site Inventory forms prepared are included in Appendix A.

These surveyed resources are primarily residential, with 148 residential properties (one with two houses), one educational property (school district administrative offices), one park, and one moved/commemorative log house in the survey area. The 148 residential properties include approximately 251 individual extant resources, including houses and garages/outbuildings. The 251 residential resources surveyed include 140 houses and 49 garages/outbuildings constructed by 1970. The remaining resources are houses (9) and garages (53) that were built after 1970. The 148 residential properties were all built as single family houses, with no duplexes or

apartment buildings noted in the neighborhood. These 149 single family homes ranged in construction from the 1850s to 1960s, with nine built after 1970. They include 78 two-story frame houses, 21 one-and-one-half story frame houses, 41 one-story frame houses, five two-story brick houses, and four one or one-and-one-half story houses clad in brick veneer or stucco. Outbuildings on these properties include a 102 carriage houses or garages. They include 11 built from the 1890s to 1910s, 22 built in the 1920s, five built in the 1940s, four built in the 1950s, 7 built in the 1960s, 17 built in the 1970s, 14 built in the 1980s, 15 built in the 1990s, and seven built since 2000.

Following the field survey and research, these buildings were evaluated for their eligibility to the National Register of Historic Places, according to the national criteria assessing significance and integrity. The evaluation of these buildings is also included on Table 13. Buildings must retain sufficient integrity to reflect the period of significance and demonstrate significance within the history of a historic district to be considered contributing resources. Identification of the West Side Residential Historic District was the primary goal of the survey and evaluation (Figure 71), and the evaluations were focused on determining contributing or non-contributing status. The status of the buildings within this district is indicated on Table 13 and the buildings within the district are listed on Table 14. The district includes approximately 183 contributing buildings and 68 non-contributing buildings, plus Sunset Park and its resources.

The West Side Residential Historic District was evaluated as eligible for listing on the National Register of Historic Places as part of this project. The recommended period of significant spans from 1856 (construction of the first extant house and platting of much of the neighborhood) to 1969 (construction of the last house through the development of vacant lots in the 1950s-60s). The district is characterized by its substantial homes ranging from the 1850s to the 1960s, but particularly known locally for its homes built from the 1880s to 1920s. The 19th century development of this neighborhood is tied to early residential development in Washington from the 1850s to 1870s and the resulting residential development marked by large two-story Queen Anne homes from the end of the 1880s through the 1890s. Development of the neighborhood with substantial two-story homes continued into the 20th century through the 1920s, with smaller homes reflecting the popular bungalow of this period. Development of Sunset Park in this period was also linked to the neighborhood and a nearby amenity for neighborhood residents. Vacant lots remained in the neighborhood in the middle of the 20th century, and the later development of these lots is tied to the trends in the residential growth of Washington in this period. Throughout the 1950s and into the 1960s, vacant lots and properties in earlier neighborhoods were subdivided for additional housing, rather than significant new additions platted for new housing. This later development within the historic district reflects this residential development in Washington that increased density in existing neighborhoods. Continued development of Sunset Park in this period also increased its size and scope, adding amenities utilized by the residents of the neighborhood and community.

Resources built in the period of significance from 1856 to 1969 for the West Residential Historic District include primarily residential properties, as well as Sunset Park and its resources. Through this survey, there appears to be an eligible West Side Residential Historic District that includes 148 surveyed properties on the residential blocks with approximately 183 contributing resources and 68 non-contributing resources, plus Sunset Park and its resources. Sunset Park

was developed in the early 20th century by prominent residents who lived in the neighborhood, and W. Washington Blvd was paved with brick to connect the downtown to the park through this neighborhood. Entrances to the park were originally found at the west ends of W. Washington Blvd and W. Jefferson Street, with W. Main Street stretching along the north side of the park. Residences along the perimeter had/have backyards that faces the park, and residential lots extend into the current boundary of the park in some areas, as the park grew to incorporate additional vacant land from the 1920s to 1960s. The residential properties include 21 with houses built in the period from 1856 to 1885, 32 houses built from 1886 to 1900, 22 houses built from 1901 to 1909, 22 houses built from 1910 to 1918, 11 houses built from 1919 to 1929, two houses built from 1930 to 1939, three houses built from 1940 to 1949, 24 houses built from 1950 to 1959, and three houses built from 1960 to 1969. Nine additional properties were built after the period of significance within the proposed historic district boundary.

The recommended boundary for the West Side Residential Historic District includes nearly all of the properties in the survey boundary, with the exception of a 2004 house at the northwest corner. Thus, the district includes with 147 residential properties (one with two houses), one educational property (administrative offices), one park, and one moved/commemorative log house in the survey area. The 147 residential properties include approximately 251 individual extant resources, including houses and garages/outbuildings. The residential resources surveyed include 140 houses and 49 garages/outbuildings constructed by 1969, the end of the recommended period of significance. The remaining resources are houses (8) and garages (53) that were built after 1969. The 147 residential properties were all built as single family houses, with no duplexes or apartment buildings noted in the district. These 148 single family homes range in construction from the 1850s to 1960s, with eight built after 1969. They include 78 two-story frame houses, 21 one-and-one-half story frame houses, 40 one-story frame houses, five two-story brick houses, and four one or one-and-one-half story houses clad in brick veneer or stucco. Outbuildings on these properties include 102 carriage houses or garages. They include 11 built from the 1890s to 1910s, 22 built in the 1920s, five built in the 1940s, four built in the 1950s, 7 built in the 1960s, 17 built in the 1970s, 14 built in the 1980s, 15 built in the 1990s, and seven built since 2000. No additional properties adjacent to the survey boundary are recommended for inclusion in the historic district. Sunset Park and its resources are also included within the boundary, including the park as a contributing site and a number of shelters and buildings included as contributing buildings. The Alexander and Mary Young Log House is also counted as a contributing building, moved into the park in 1912 as part of the park development. Finally, the brick street along W. Washington Blvd is counted as a contributing structure.

Additional work for the NRHP nomination will solidify the period of significance, final boundary, and the resulting final count of contributing and non-contributing resources for the West Side Residential Historic District. Further evaluation of Sunset Park after completion of the research to determine construction dates for its features and growth may determine that it does not retain sufficient historic integrity and resources to merit inclusion in the historic district, either in part or in whole. Likewise, while it appears that the historic district has significance for its residential development through 1969, review of the NRHP nomination may determine that its primary significance lies in its development from 1856 to 1928 and result in a recommendation that the period of significance be adjusted to reflect this earlier end date. With

a shorter period of significance, the boundary of the historic district would likely be adjusted to reflect the core of this development, and the contributing and non-contributing resources would be re-evaluated for their significance within an adjusted period of significance.

In addition to evaluation within a potential historic district, the resources were evaluated for their eligibility to the National Register of Historic Places as individual buildings. The evaluation of the buildings in this regard is also included on Table 14. Evaluations were limited to exterior assessment and research completed within the scope of the project, so properties with stronger potential for individual listing are generally indicated with a “more research” evaluation, noting the need to additional historic research and evaluation of interior integrity. Within the West Side Residential Historic District, 52 properties were evaluated as eligible or warranting further evaluation and research as outlined on the site inventory form. The buildings would not need to be listed individually on the National Register of Historic Places if they are listed as contributing resources within a historic district. Assessment of interiors was not included within the scope of this survey, and interior integrity would affect final determinations of these properties, particularly for architectural significance under Criterion C. Other properties evaluated as potentially eligible with more research may require further contextual research to be completed prior to their nomination or additional site specific research, as noted on the site inventory forms. Outside of this identified historic district, there are no surveyed properties that appear to be potentially individually eligible for the National Register of Historic Places.

Concurrence from the State Historic Preservation Office, Des Moines, will solidify these determinations, though only through the formal nomination process does a building or historic district finally either become approved or denied for listing.

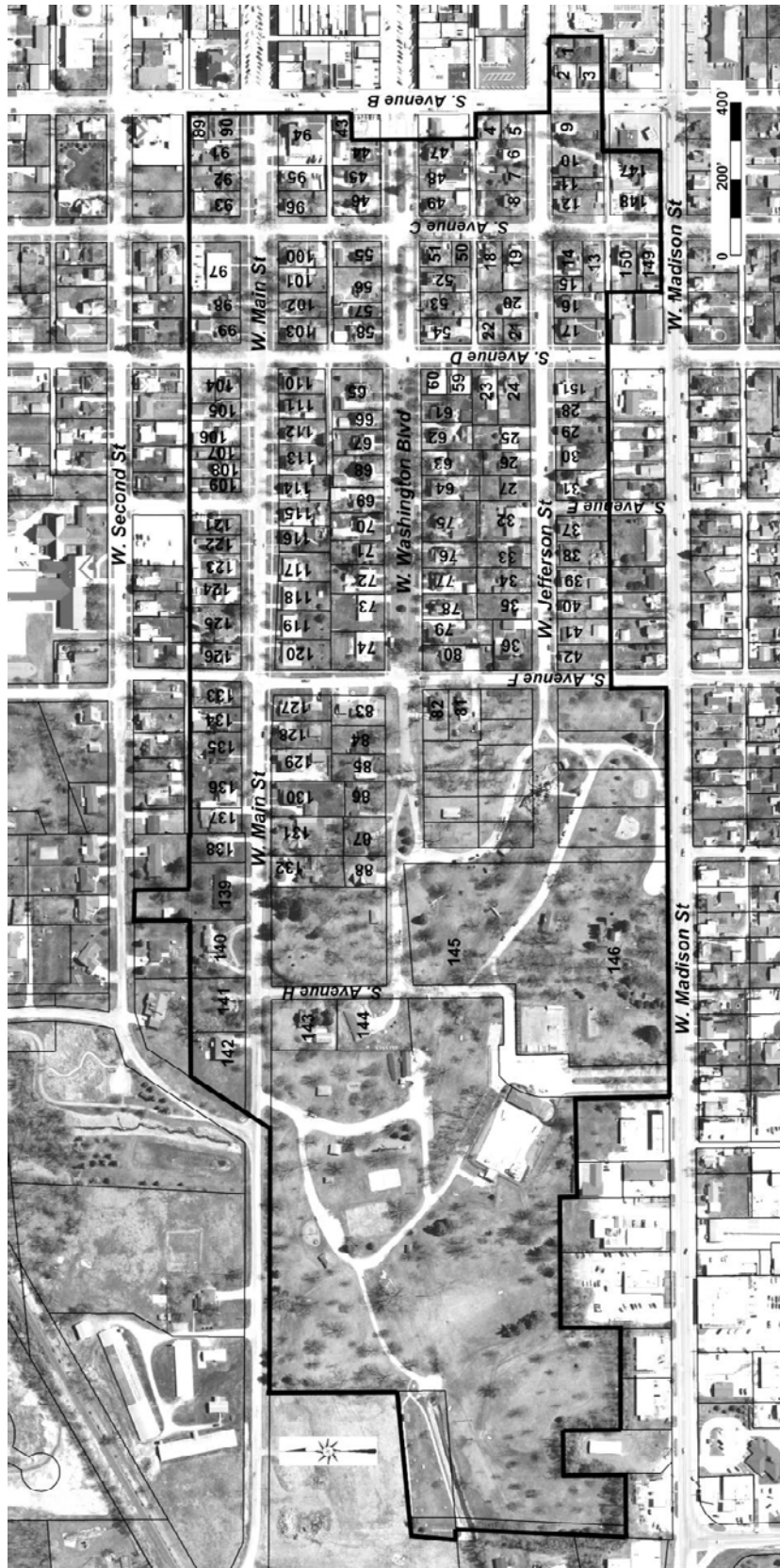


Figure 70. Map of properties surveyed during project.

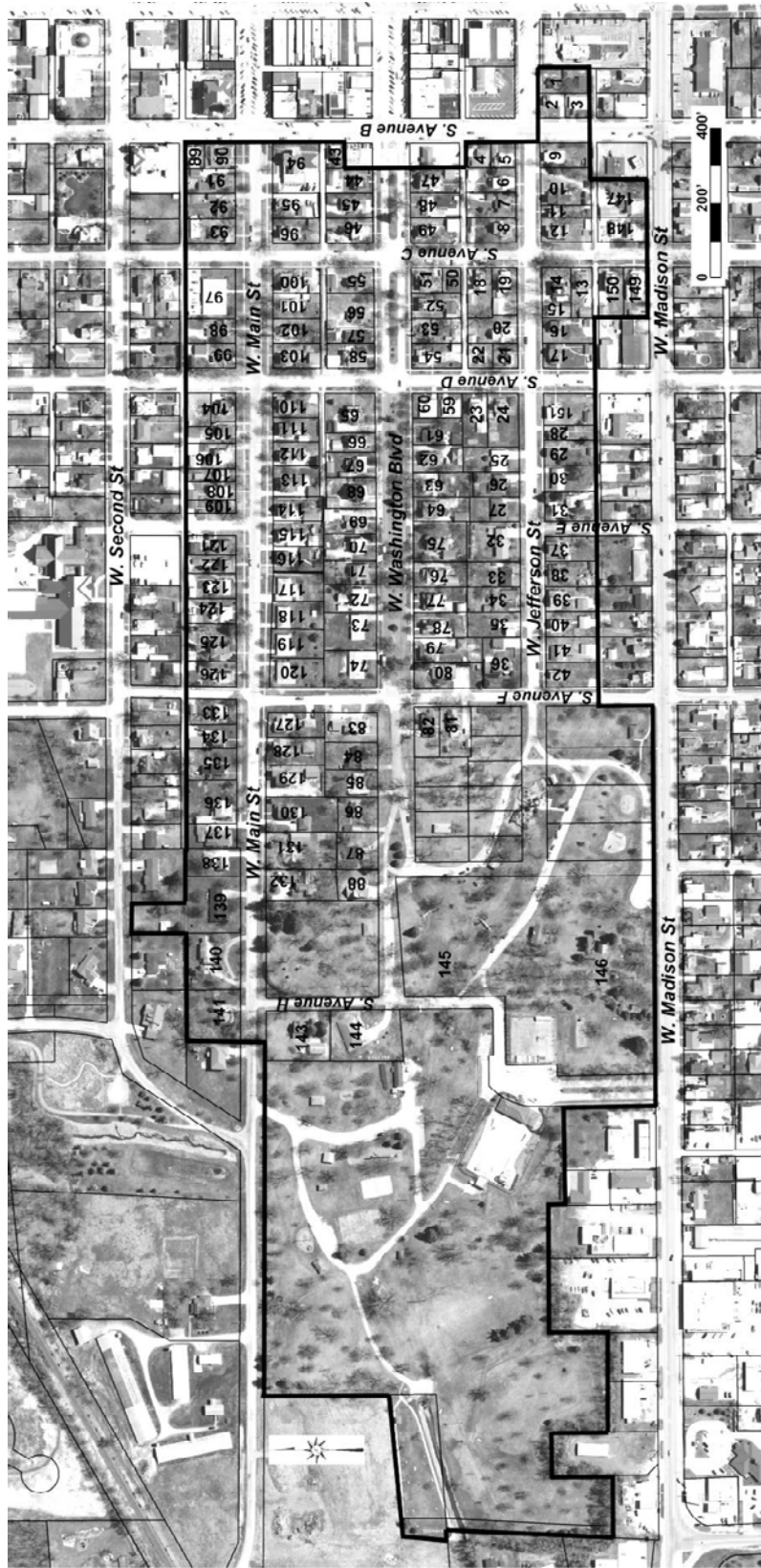


Figure 71. Recommended boundary for the West Side Residential Historic District.

preliminary boundary – may be updated prior to nomination

Table 13. Sites identified in the survey of the “west side” residential neighborhood

Map/Survey # Address NRHP Evaluation	Historic name Significant dates – Architectural style, height, materials, features Original/historic uses and history Garage details
Map #WS-001 215 W. Jefferson St Iowa #92-00728 NRHP Evaluation: District: yes - 3 contributing buildings (A, C) Individual: more research - C	Thomas and Ida Berdo House (#1) 1939, 1934 - Tudor Revival - 1 1/2 story - frame - wood Foundation: concrete block; Roof: side gable roof - asphalt shingles Features: entry vestibule with sloped/flared roof Historic modifications: 1934 - second hip-roof one-story house built on lot to southeast first - then main house - rental; Non-historic modifications: - <hr/> Original use: single family house; Historic use: single family house; Current use: single family house Owners: 1910-1929 - William and Margaret Cherry (dairy at 301 S. Marion); 1929-1934 - owned by Washington National Bank, sold to realtor Thomas Berdo; 1934 - house built on lot for Berdo (one-story hip-roof house); 1939 - new house (Tudor Revival) built for Berdo Owners: 1939-1957 - Thomas and Ida C. Berdo (realtor), continued to own until 1973/74 but used as rental; second house on lot - used as rental - 1939-1970s <hr/> Garage: c.1910s - outbuilding and garage? - wood siding - gable front roof - asphalt shingles
Map #WS-002 219 W. Jefferson St Iowa #92-00006 NRHP Evaluation: District: yes - 1 contributing building (A) Individual: no	Samuel Conner House c.1890 - Side gable - 1 1/2 story - 1 1/2 story - frame - aluminum Foundation: stone / concrete block; Roof: side gable roof - asphalt shingles Features: front porch with gable Historic modifications: - ; Non-historic modifications: siding, foundation, chimney <hr/> Original use: single family house; Historic use: single family house; Current use: single family house Owners: 1873-1890 - Stafford family owned property; 1890 - W.P. Keister; 1890-1910s - Samuel Conner (carpenter), also adult children Robert, Minnie, Henrietta 1900 birthplace of head: US - PA; parents: US - PA, US - PA Owners: 1917-1926 - John W. and Lyda Baker (retired), 1926-1939 - owned by Baker heirs and used as rental, Andrew Polis here in 1930/35 Value/rent per 1930 census: \$22 Owners: 1939-1952 - Emma Leppert (widow); 1953-1972 - owned by Thomas and Ida Berdo - used as rental (lived next door) <hr/> Garage: - - none (rear carport)
Map #WS-003 310 S. Avenue B Iowa #92-00729 NRHP Evaluation: District: yes - 1 contributing building (A) Individual: no	Thomas and Ida Berdo House (#2) c.1957 - ranch - hip - inset corner - 1 story - frame - aluminum Foundation: concrete block; Roof: hip roof - asphalt shingles Features: inset corner entry, setback attached garage Historic modifications: - ; Non-historic modifications: windows, siding <hr/> Original use: single family house; Historic use: single family house; Current use: single family house Owners: (part of Lot 4 - Conner/Baker/Leppert property) Owners: 1953-1974 - owned by Thomas and Ida Berdo - house built for them on south half of lot 4 in 1957, moved here from 215 W. Jefferson <hr/> Garage: attached - one car
Map #WS-004 215 S. Avenue B Iowa #92-00730	Howard and Elizabeth Wittrig House c.1957 - ranch - hip roof - 1 story - frame - aluminum Foundation: concrete; Roof: hip roof - asphalt shingles Features: horizontal 2/2 wood windows, picture window, corner windows, carport/garage Historic modifications: - ; Non-historic modifications: -

Map/Survey # Address NRHP Evaluation	Historic name Significant dates – Architectural style, height, materials, features Original/historic uses and history Garage details
NRHP Evaluation: District: yes - 1 contributing building (A, C) Individual: no	Original use: single family house; Historic use: single family house; Current use: single family house Owners: (part of Lot 8 property - corner house at 302 W. Jefferson) Owners: 1956-1957 - contractor Donald S. Foss owned parcel, built house; 1958-1970s - Howard L. and Elizabeth Wittrig (retired farmer) Garage: attached - one car with carport
Map #WS-005 302 W. Jefferson St Iowa #92-00459 NRHP Evaluation: District: yes - 1 contributing building (A) Individual: no	Albert H. and Elizabeth Wallace House c.1873 - side gable - 1 story - 1 story - frame - vinyl Foundation: stone; Roof: side gable roof - asphalt shingles Features: bay window, entry hood, side porch Historic modifications: - ; Non-historic modifications: siding, windows, garage addition Original use: single family house; Historic use: single family house; Current use: single family house Owners: 1873-1887 - Albert H. and Elizabeth Wallace (lumber yard); 1887-1894 - Rev. Isaac and Mary (Cameron) Laughead; 1894-c.1900 - Mary Laughead, also mother Elizabeth Cameron lived here through 1903 1900 birthplace of head: US - NY; parents: US - NY, US - NY Owners: 1900s - owned by Mary Brown Bailey, 1909-1917 - owned by James and Margaret Bailey - used as rental, 1917-1924 - owned by Ida (Bailey) Bateman - used as rental; 1924-1935 - John W. and Barbara Cox (mechanic) Value/rent per 1930 census: \$3000 Owners: 1935-1951 - Walter F. and Mary Messer (agent for oil co), 1951-1959 - owned by Tina Holt - used as rental; 1959-1960s - Orley Page (retired), 1970s - Roy and May Page (Coffee Car) Garage: attached (rear addition) - one car
Map #WS-006 308 W. Jefferson St Iowa #92-00159 NRHP Evaluation: District: yes - 1 contributing building (A), 1 non-contributing building Individual: no	Alexander and Mary Gibson House c.1898 - Queen Anne - 2 story - frame - vinyl Foundation: stone; Roof: combination hip/gable roof - asphalt shingles Features: bay window, fishscale shingles in gables Historic modifications: - ; Non-historic modifications: siding, windows Original use: single family house; Historic use: single family house; Current use: single family house Owners: 1898-1905 - Alexander and Mary Gibson (retired farmer) 1900 birthplace of head: US - VT; parents: US - VT, Scotland Owners: 1905-1910s - Mary Gibson, also lodgers; 1918-c.1935 - Henderson Wallace (retired), sisters Annie Wallace, Jennier Brashear, also niece Minnie Stein; 1936-1945 - owned by Minnie Stein Beach, used as rental Value/rent per 1930 census: \$4000 Owners: 1945-47 - Bessie Palmer, 1947-1952 - H.M. Smith, 1952-1968 - owned by Coralie T. Bailey - used as rental; 1968-1976 - Cecil H. and Colleen Bruns - lived here then used as rental in 1970s Garage: c.1985 - detached metal - two car - metal siding - gable front roof - asphalt shingles
Map #WS-007 314 W. Jefferson St Iowa #92-00731	Raphael and Linda Gonshorowski House 1985 - split level - 2 story - frame - vinyl, permastone Foundation: concrete; Roof: hip roof - asphalt shingles Features: split level design, overhanging upper story sections, recessed entry/lower sections Historic modifications: - ; Non-historic modifications: -

Map/Survey # Address NRHP Evaluation	Historic name Significant dates – Architectural style, height, materials, features Original/historic uses and history Garage details
NRHP Evaluation: District: yes - 2 non-contributing buildings (date) Individual: no	Original use: single family house; Historic use: single family house; Current use: single family house Owners: (earlier house - owned by Elizabeth E. Young from 1903 to 1911, Sarah Anderson from 1911-1928, Homer Roth in 1938-1929, and then Norman P. and Estella Schilling from 1936 to 1985) Owners: 1985 - lot bought by Raphael and Linda Gonshorowski - house built for Linda's parents, Robert and Malvey - then used as rental Garage: 1986 - detached frame - one car - vinyl siding - hip roof - asphalt shingles
Map #WS-008 320 W. Jefferson St Iowa #92-00424 NRHP Evaluation: District: yes - 1 contributing building (A, C), 1 non-contributing building Individual: more research - B	Fred L. and Nellie Stewart House c.1904 - Queen Anne - 2 story - frame - vinyl Foundation: stone; Roof: combination hip/gable roof - asphalt shingles Features: turret, wrap around porch, decorative windows, bay window, oriel window, dentils, flared second story siding Historic modifications: - ; Non-historic modifications: siding (2015) Original use: single family house; Historic use: single family house; Current use: single family house Owners: 1904-1957 - Fred L. and Nellie F. Stewart (hardware store from 1892-1950, vp of National Bank in 1939, chair by 1953) Value/rent per 1930 census: \$5000 Owners: 1958-c.1964 - Nellie F. Stewart (widow); 1965-1995 - Henry Donald and Audrey B. Birlingmair (tech for Iowa Southern Utilities) Garage: 2012 - detached frame - three car - vinyl siding - side gable roof - asphalt shingles
Map #WS-009 303 W. Jefferson St Iowa #92-00732 NRHP Evaluation: District: yes - 2 contributing buildings (A, C) Individual: no	Kos-Polis House c.1916, 1938 moved to this lot - bungalow - gable front - 1 story - frame - vinyl Foundation: concrete block - rusticated, some plain; Roof: gable-front - asphalt shingles Features: triangular brackets, wood 5/1 and 4/1 windows Historic modifications: - ; Non-historic modifications: siding Original use: single family house; Historic use: single family house; Current use: single family house Owners: (earlier one-story house on this lot - owned by brothers Wellington W. Bidwell and Horatio S. Bidwell from 1903-1937, house demolished in 1938 to clear lot for new house) Owners: c.1916 - house built at 202 E. 5th St for Charles Hays, sold to Ed Hartman in 1917, sold to William and Millie Kos in January 1919; 1919-1938 - William and Millie Kos (building carpenter); 1938 - Millie died, work to create N. 2nd Ave overpass to south Value/rent per 1930 census: \$(4000) Owners: 1938 - Kos house moved to site of Bidwell brothers' house - cleared; 1938-1943 - Andrew C. and Annie Polis (laborer for road maintenance) (seamstress); 1943-1983 - owned by Robert A. and Mary Katherine Acheson - used as rental Garage: c.1920s - detached frame - one car - wood shiplap siding - gable front roof - asphalt shingles
Map #WS-010 313 W. Jefferson St Iowa #92-00420	Elmira Mather House 1873, c.1900 - T-plan - 2 story - frame - vinyl Foundation: stone; Roof: cross gable - asphalt shingles Features: square bay window, east side porches, rear porches Historic modifications: 1890s - porch on east side, rear addition; Non-historic modifications: siding, windows

Map/Survey # Address NRHP Evaluation	Historic name Significant dates – Architectural style, height, materials, features Original/historic uses and history Garage details
NRHP Evaluation: District: yes - 2 contributing buildings (A, C) Individual: no	Original use: single family house; Historic use: single family house, two family house; Current use: single family house Owners: 1873-1893 - Elmira Mather (widow of John, retired farmer); 1894-1896 - Grecia Wilkin, sister of D.H. Logan 1900 birthplace of head: n; parents: n Owners: 1896-1920s - David J. and Madora Patterson (retired farmer, landlord); 1920s-1951 - Madora Patterson owned/lived here - also tenants here Value/rent per 1930 census: \$3200 Owners: 1951-1958 - owned by Robert J. Patterson - used as rental; 1958-1997 - owned by Patterson family and used as rental Garage: c.1920s - detached frame - one car - vinyl siding - hip roof - asphalt shingles
Map #WS-011 317 W. Jefferson St Iowa #92-00421 NRHP Evaluation: District: yes - 2 contributing buildings (A, C) Individual: more research - B, C	Thomas J. and Jeannette McElhinney House c.1907 - Shingle style (gambrel roofs) - 2 story - frame - wood, wood shingles Foundation: stone; Roof: gambrel roof - asphalt shingles Features: gambrel roof, bay window, dormer, inset front porch, wood shingles, wood siding, wood windows Historic modifications: - ; Non-historic modifications: c.1985 - rear addition Original use: single family house; Historic use: single family house; Current use: single family house Owners: (earlier house - David and Mary Logan) Owners: 1902-1930s - Thomas J. and Jeanette McElhinney (McElhinney Drug Company, McElhinney Furniture, retired by 1917), rental by 1940 Value/rent per 1930 census: \$2500 Owners: 1943-1967 - Frank M. and Rachel H. Longwell (painter, interior decorator); 1967-1991 - Lester H. and Dorothy M. Luckenbill Garage: c.1910s - detached frame - one car - vertical wood boards - gable roof - asphalt shingles
Map #WS-012 321 W. Jefferson St Iowa #92-00733 NRHP Evaluation: District: yes - 2 contributing buildings (A, C) Individual: more research - C (garage)	Sarah Brokaw House 1895 - Queen Anne - 2 story - frame - aluminum Foundation: stone; Roof: cross gable - asphalt shingles Features: bay window Historic modifications: - ; Non-historic modifications: siding Original use: single family house; Historic use: two family house; Current use: two family conversion Owners: 1895-1908 - Sarah D. Brokaw (widow of George Brokaw, early dry goods merchant) 1900 birthplace of head: US - OH; parents: US - PA, Ireland Owners: 1909-1917 - Robert D. and Ann McFarlane (retired), also daughter Cora Blanche McFarlane, who continued to own until 1923; 1920-23 - part rent by T.J. Dempsey, then bought in 1923; 1923-c.1929 - Thomas J. and Mary Dempsey (retired), 1929-1949 - Mary Demsey Value/rent per 1930 census: \$3000 Owners: 1950-1961 - Ralph and Mildred Lytle; 1961-1964 - Robert A. Kennedy; 1964-1969 - Gerald and Martha Hahn - used as rental; 1969-1970s - Frank M. and Rachel H. Longwell Garage: c.1920s - detached frame - two car - vertical wood siding - gable front roof - asphalt shingles
Map #WS-147 (12b) 314 W. Madison St	Alexander and Elizabeth Duff House 1901 - Queen Anne / Foursquare - 2 story - frame - wood Foundation: stone; Roof: hip roof - asphalt shingles Features: decorative gables on overall cubical form, front porch, 1/1 windows

Map/Survey # Address NRHP Evaluation	Historic name Significant dates – Architectural style, height, materials, features Original/historic uses and history Garage details
Iowa #92-00806 NRHP Evaluation: District: yes - 1 contributing building (A, C), 1 non-contributing building Individual: no	Historic modifications: - ; Non-historic modifications: c.1974 - rear addition Original use: single family house; Historic use: single family house; Current use: single family house Owners: (1868-1901 - earlier house owned by Alexander and Elizabeth Duff - owned Lots 5-6) Owners: 1901 - new house built on Lot 6 for A. Duff - Alexander Duff (d.1903), wife Elizabeth Duff (d.1904), and daughter Margaret Duff (bookkeeper, d.1935); 1904-1935 - Margaret Duff (bookkeeper, retired) Value/rent per 1930 census: \$3000 Owners: 1935 - Oral and Goldie Mayo moved here - bought in 1939 - then to farm in 1940 - used as rental - then moved back by 1952 - owned and lived here until 1969 Garage: c.1974 - detached frame - three car - permastone / aluminum siding - side gable roof - asphalt shingles
Map # WS-148 (12c) 320 W. Madison St Iowa #92-00807 NRHP Evaluation: District: yes - 1 contributing building (A, C), 1 non-contributing building Individual: no	Agnes C. Stewart House 1901 - Foursquare - 2 story - frame - vinyl Foundation: stone; Roof: hip roof - asphalt shingles Features: hip-roof dormers, porch, wood windows Historic modifications: - ; Non-historic modifications: siding Original use: single family house; Historic use: single family house; Current use: single family house Owners: (1868-1901 - lot owned with Duff property to east) Owners: 1901-c.1909 - Agnes C. Stewart (widow of farmer David Frank Stewart), also daughter Mary Lynne Logan and her husband David H. Logan (Democrat editor), moved to CO but owned until 1913 - used as rental; 1913-1920s - W.A. and Mary Carson (retired farmer) Owners: 1929-30 - owned by Washington National Bank; 1931-1947 - Lloyd and Elsie Little (Little Transfer & Storage); 1947-1959 - Fred and Emma Newhart; 1959-1970s - Glen O. and Leota Ferne Davis Garage: c.1994 - detached frame - garage/shop - vinyl siding - gambrel roof - asphalt shingles
Map #WS-149 (WS-13a) 319 S. Avenue C Iowa #92-00429 NRHP Evaluation: District: yes - 1 contributing building (A, C) Individual: more research - B, C	Frank E. and Margaret A. Swift House c.1895 - Queen Anne - 2 story - brick Foundation: stone; Roof: combination hip/gable roof - asphalt shingles Features: windows with decorative hoods, porch, decorative brickwork Historic modifications: 1920s - porch, second story on rear wing; Non-historic modifications: windows Original use: single family house; Historic use: single family house - tenants, rental; Current use: two family conversion Owners: 1892-1905 - Frank E. and Margaret A. Swift (brick and tile works owner, inventor/salesman for Swift Furnace Kiln); note in Oct 1895 Journal that Frank Swift is building two of the neatest new two-story brick houses in the southwest part of town 1900 birthplace of head: US - IA; parents: Ireland, Germany Owners: 1905-1923 - Thomas J. and Marie Dempsey (retired); 1923-24 - Myrtle Cavin, 1924-25 - M.M. Nicholson, 1925-26 - Charles France, 1926-27 - E.O. Newell, 1928-1943 - W.W. and May McFarland (retired) - used as rental property Owners: 1943-1961 - owned by John Erlenbush - used as rental (David B. Thompson listed here); 1961-1970s - owned by Leland E. and Mary E. Jeffries and used as rental (Richard W. Schuck living here) Garage: c.1895 - detached brick - two car - brick - hip roof (demolished in Oct 2015)

Map/Survey # Address NRHP Evaluation	Historic name Significant dates – Architectural style, height, materials, features Original/historic uses and history Garage details
Map # WS-150 (13b) 315 S. Avenue C Iowa #92-00428 NRHP Evaluation: District: yes - 2 contributing buildings (A, C) Individual: more research - C	William C. and Emily Runyon House c.1895 - Queen Anne - 2 story - brick Foundation: stone; Roof: combination hip/gable roof - asphalt shingles Features: decorative brickwork, decorative gables, wood 1/1 windows, porch Historic modifications: - ; Non-historic modifications: - Original use: single family house; Historic use: two family house; Current use: three family conversion Owners: 1892-1901 - parcel owned by Swift with house to south; note in Oct 1895 Journal that Frank Swift is building two of the neatest new brick houses in the southwest part of town Owners: 1901-1910 - William S. and Emily Swift; 1910-1941 - David H. and Martha Wallingford (retired) Value/rent per 1930 census: \$4000 Owners: 1941-43 - Margaret W. Catlett; 1943-1954 - Margaret E. Munster (duplex); 1954-1968 - Rev. Henri W. Munster (duplex); 1968-1980 - Margaret (Munster) Zach Garage: c.1910s - detached frame - two car - board and batten wood siding - gable front roof - asphalt shingles
Map #WS-013 311 S. Avenue C Iowa #92-00427 NRHP Evaluation: District: yes - 1 contributing building (A, C), 1 non-contributing building Individual: no	James and Martha Gordon House c.1911 - Foursquare - 2 story - frame - wood Foundation: stone; Roof: hip roof - asphalt shingles Features: front porch, oriel windows, dormers, cubical form Historic modifications: - ; Non-historic modifications: - Original use: single family house; Historic use: single family house; Current use: single family house Owners: (1860s-1911 - owned as part of lot with house to north) Owners: 1911 - parcel bought by R.G. Jones - house likely built, 1912-1923 - James and Martha Gordon (retired); 1923-1943 - Martha Gordon, also daughter Ella Gordon Value/rent per 1930 census: \$4000 Owners: 1943-1955 - Lee W. and Anna Gordon; 1955-1968 - Anna Gordon; 1968-1970s - Harry Kirtley Garage: 1993 - detached frame - two car - vinyl siding - side gable roof - asphalt shingles
Map #WS-014 305 S. Avenue C Iowa #92-00155 NRHP Evaluation: District: yes - 1 contributing building (A, C) Individual: Listed on NRHP (1977)	Andrus-Barratt House (Kurtz House) c.1867-69 - Italianate - 2 story - brick Foundation: stone; Roof: hip roof - asphalt shingles Features: brick pilasters, cubical form, 4/4 wood windows with segmental arch lintels, rear one-story addition with mansard roof Historic modifications: 1920s - rear section converted for use as garage; Non-historic modifications: - Original use: single family house; Historic use: single family house; Current use: single family house Owners: 1850s-1869 - Vincent and Nancy Andrus (dry goods); 1869-1875 - Milton and Caroline Barratt (lumber yard); 1875-1891 - Hugh and Catharine Smith (dry goods, retired); 1891-1900 - Belle J. Smith, mother Catharine Smith also lived here 1900 birthplace of head: US - PA; parents: US - PA, Ireland Owners: 1900-1902 - Lafayette Coop; 1902-1909 - Peter and Elizabeth Courter (retired farmer, Henry Co); 1909-1916 - owned by Edward E. Durst, Barzelle Mattews rented (retired farmer); 1916-1943 - John F. and Dora Kurtz (butcher - Kurtz Royal Market) Value/rent per 1930 census: \$3000 Owners: 1943-44 - Coralie T. Briley, 1944-45 - L.W. and Chorience Kirkpatrick; 1945-1963 - George W. and Alice M. Manussier (retired); 1964-1972 - Alice Manussier;

Map/Survey # Address NRHP Evaluation	Historic name Significant dates – Architectural style, height, materials, features Original/historic uses and history Garage details
	1972-1978 - H. Ernest and Frances A. Lund; 1978-1989 - Ken and Irene Bakehouse Garage: attached - one car (remodeled rear section - 1920s)
Map #WS-015 411 W. Jefferson St Iowa #92-00422 NRHP Evaluation: District: yes - 1 contributing building (A, C) Individual: more research - C	Horace W. and Constance Russel House c.1923 - bungalow - gable front - 1 1/2 story - frame - wood shingles Foundation: concrete block - rusticated; Roof: gable-front - asphalt shingles Features: wood shingle siding, front porch, wood multi/single windows, bay window, dormer Historic modifications: - ; Non-historic modifications: - Original use: single family house; Historic use: single family house; Current use: single family house Owners: (1860s-1923 - owned as part of lot with house to east) Owners: 1923-1935 - Horace and Constance Russel (retired); 1935 - Forrest M. Jennings; 1938-1941 - Ray M. and Mildred Whitehead (bank teller) Value/rent per 1930 census: \$4000 Owners: 1941-1953 - Elizabeth Peiffer (widow); 1953-1965 - Beatrice Wagner (widow), 1965-1975 - Marion and Ruby Thompson (retired) Garage: none
Map #WS-016 415 W. Jefferson St Iowa #92-00423 NRHP Evaluation: District: yes - 2 contributing buildings (A) Individual: no	Belle Smith House 1900 - Queen Anne - 2 story - frame - vinyl siding Foundation: stone; Roof: cross gable - asphalt shingles Features: front porch, cross gable form, gables with wood shingles Historic modifications: - ; Non-historic modifications: siding Original use: single family house; Historic use: single family house; Current use: single family house Owners: (1875-1891 - part of Hugh Smith's property, house at corner to east, inherited by daughter Belle Smith, lived in corner house), 1900 - new house built here on Lot 3 to west of family home for Belle Smith and her mother Catharine Smith Owners: 1900-1916 - Belle Smith; 1916-1944 - Charles and Myrtle (Morton) Speer (meat market), rented out house by 1935 Value/rent per 1930 census: \$4000 Owners: 1944-1950 - W.S. and Jennie V. Eldridge; 1950-1954 - Harold C. and Frieda M. Miller; 1954-1961 - Charles E. and Evelyn T. Lawson; 1961-1969 - James W. and Sherri K. Stalder; 1970-74 - Sherri K. and Carroll F. Hershberger; 1974-78 - Thomas & Diane Ganson Garage: c.1950 - detached frame - two car - vinyl siding - gable front roof - asphalt shingles
Map #WS-017 302 S. Avenue D Iowa #92-00430 NRHP Evaluation: District: yes - 2 contributing buildings (A, C) Individual: more research - B, C	William A. and Sarah J. Wilson House c.1895 - Queen Anne - 2 story - frame - aluminum siding Foundation: stone; Roof: combination hip/gable roof - asphalt shingles Features: front porch, tower, bay windows, oriel window, wood brackets, decorative windows Historic modifications: - ; Non-historic modifications: siding Original use: single family house; Historic use: single family house; Current use: single family house Owners: 1893-1919 - William A. and Sarah (Sadie) (Smith) Wilson (telephone co owner) 1900 birthplace of head: US - OH; parents: US - PA, US - PA Owners: 1919-1930 - owned by R. Sherm White and wife - Mrs. White here in 1920, then used as rental?; 1930-1939 - owned by W.W. McFarland estate - May

Map/Survey # Address NRHP Evaluation	Historic name Significant dates – Architectural style, height, materials, features Original/historic uses and history Garage details
	<p>McFarland et al - used as rental Owners: 1939-1941 - Ray and Dora Tracy (tourist home here); 1940s - Ina McDowell (McDowell's Tourist Home); Thea Holt; 1951-1977 - Eva M. Robertson (widow)</p> <p>Garage: c.1960 - detached frame - two car - wood siding - hip roof - asphalt shingles</p>
<p>Map #WS-018 215 S. Avenue C Iowa #92-00734</p> <p>NRHP Evaluation: District: yes - 2 contributing buildings (A, C) Individual: more research - B</p>	<p>Dayton H. and Irene Ballard House c.1868 - gable-front - 1 1/2 story (Victorian vernacular) - 1 1/2 story - frame - wood siding Foundation: stucco (brick?); Roof: gable-front - asphalt shingles Features: 4/4 wood windows, bay window, 1920s porch, gable-front form Historic modifications: side dormers, 1920s - front porch; Non-historic modifications: -</p> <p>Original use: single family house; Historic use: single family house, some tenants in 1930s-40s; Current use: single family house Owners: 1867-1870 - Dayton H. and Irene Ballard (hardware store); 1870-1874 - J.S. and C.V. McClellan; 1874-1877 - Garret A. and Elizabeth Garretson (grocer); 1880-1895 - Mary Cowden (widow) 1900 birthplace of head: US - IA; parents: US - OH, US - OH Owners: 1895-1926 - James D. and Cora Glasgow (drug store, mayor, retired); 1926-1933 - owned by Glasgow relatives, used as rental; 1933-1947 - Cora A. Glasgow, also tenants Value/rent per 1930 census: \$25 Owners: 1947-1956 - Al and De Ina Ruth Logan; 1956-1958 - Carrie Sump (widow); 1958-1969 - John F. and Jennie M. Rittenhouse (retired); 1969-73 - owned by M. John and Ruth M. Owen</p> <p>Garage: c.1920s - detached frame outbuilding - board and batten siding - gable front roof - asphalt shingles</p>
<p>Map #WS-019 221 S. Avenue C Iowa #92-00425</p> <p>NRHP Evaluation: District: yes - 1 contributing building (A, C), 1 non-contributing building Individual: more research - B</p>	<p>Harry and Belle Shrader House (#1) c.1897 (or 1910s?) - Shingle style? (or Foursquare?) - 2 story - frame - wide wood siding/shingles Foundation: stone; Roof: hip roof - asphalt shingles Features: front porch, oriel windows, bay window, dormers, decorative windows Historic modifications: 1940s/50s - siding; Non-historic modifications: -</p> <p>Original use: single family house; Historic use: single family house; Current use: single family house Owners: (earlier house - 1878-1897 - Albert and Viola Phelps) 1900 birthplace of head: US - IA; parents: US - PA, US - PA Owners: 1897-1915 - Harry and Belle Shrader (contractor/carpenter); 1915-1932 - William and Jennie Eldridge (real estate) Value/rent per 1930 census: \$6000 Owners: 1932-1944 - owned by Carl J. Roberts, rented to William and Hulda Barth (agent for Phillip Petroleum Corp); 1944-1973 - William and Hulda Barth; 1974-2010s - Ronald and Dorothy Allison</p> <p>Garage: c.1970s - detached frame - three car - vertical T111 wood siding - side gable roof - asphalt shingles</p>
<p>Map #WS-020 414 W. Jefferson St Iowa #92-00735</p>	<p>John W. and Emma A. Morton House c.1889 - Queen Anne - 2 story - frame - vinyl siding Foundation: stone; Roof: combination hip/gable roof - asphalt shingles Features: front porch, wood shingles on gables Historic modifications: converted to apartments; Non-historic modifications: windows, siding</p>

Map/Survey # Address NRHP Evaluation	Historic name Significant dates – Architectural style, height, materials, features Original/historic uses and history Garage details
NRHP Evaluation: District: yes - 2 contributing buildings (A) Individual: no	Original use: single family house; Historic use: two-three family home by 1940s, then four by 1950s/60s; Current use: four family conversion Owners: 1889-1926 - John W. and Emma Alice Morton (also 8+ children) (insurance agent, retired) 1900 birthplace of head: US - PA; parents: US - PA, Ireland Owners: 1926-1935 - owned by Morton heirs - used as rental Value/rent per 1930 census: \$30 Owners: 1940-1955 - Jessie B. Stewart (nurse, landlady) - converted to four units in 1940; 1955-1974 - owned by Alice W. and Ethel M Eichelberger, used as apartments (3-4 units) Garage: c.1910s - detached frame - two care - board and batten siding - gable front roof - asphalt shingles
Map #WS-021 220 S. Avenue D Iowa #92-00736 NRHP Evaluation: District: yes - 1 contributing building (A) Individual: no	Hannah Marshall House c.1868 - gable-front - 1 1/2 story - 1 1/2 story - frame - vinyl siding Foundation: concrete block - rusticated (replaced brick?); Roof: gable-front - asphalt shingles Features: front porch Historic modifications: - ; Non-historic modifications: windows, siding Original use: single family house; Historic use: single family house - rental; Current use: single family house Owners: 1867-1879 - Hannah Marshall (widow), also daughter Sarah; 1879 - Naomi Maxwell; 1880-1901 - Martha (Mattie) Montgomery (widow) (appear to have built small house to north for rental income) 1900 birthplace of head: US - OH; parents: US - PA, US - PA Owners: 1901-1917 - John and Julia Gray; 1918-1924 - Julia Gray (widow) (property also owned by daughters Eva Sage and Tena Hoxworth); 1925-1970 - owned by Christena Hoxworth - lived here in 1930, then used as rental Value/rent per 1930 census: \$2000 Owners: 1940s-60s - house rented to William A. and Blanche Bealer; 1970-1995 - Clarence R. and Olive A. Goodwin Garage: none
Map #WS-022 214 S. Avenue D Iowa #92-00737 NRHP Evaluation: District: yes - 2 contributing buildings (A) Individual: no	Montgomery Rental House c.1885 - gable front - 1 story - 1 story - frame - wood siding Foundation: stone; Roof: gable-front - asphalt shingles Features: front porch Historic modifications: - ; Non-historic modifications: windows Original use: single family house - rental; Historic use: single family house - rental; Current use: single family house - rental Owners: 1867-1879 - Hannah Marshall (widow) (owned all of Lot 5, lived in house to south); 1880-1901 - Martha (Mattie) Montgomery (widow) - appears to have built this small house for family or for rental income - lived in corner house to south - built pre-1894 Owners: 1901-1917 - owned by John and Julia Gray, used as rental (lived to south); 1918-1924 - owned by Julia Gray (widow) - lived to south and used this house as rental (property also owned by daughters Eva Sage and Tena Hoxworth); Value/rent per 1930 census: \$04 Owners: 1925-1970 - owned by Christena (Gray) Hoxworth - used as rental; 1930 - rented by Jennie Paul (widow); 1940s - rented by Verle & Golda Brinning; 1950s-60s - rented by I.R. and Jennie Mitchel; 1970-1995 - Clarence & Olive Goodwin - sold off parcel in 1985 Garage: c.1920s - detached frame - two car - board and batten siding - hip roof -

Map/Survey # Address NRHP Evaluation	Historic name Significant dates – Architectural style, height, materials, features Original/historic uses and history Garage details
	asphalt shingles
Map #WS-023 215 S. Avenue D Iowa #92-00738 NRHP Evaluation: District: yes - 2 contributing buildings (A, C) Individual: more research - B, C	Edward C. and Gertrude Carris House 1901 - gambrel-front (Foursquare/Colonial Revival) - 2 story - frame - wood siding Foundation: concrete block; Roof: gambrel-front - asphalt shingles Features: gambrel roof, front porch, oriel windows, dormers Historic modifications: - ; Non-historic modifications: foundation?, some windows Original use: single family house; Historic use: single family house; Current use: single family house Owners: 1903-1958 - Edward C. and Gertrude Carris (drug store, inventor of match box/safe, manufacture of match safe and other job work, 1920s-1951 - Carris Manufacturing Company) Value/rent per 1930 census: \$4000 Owners: 1959-2010s - Marvin L. and Patricia A. McClure (West End Grocery, salesman at Yoder Foods) Garage: c.1967 - detached frame - two car - vinyl siding - gable front roof - asphalt shingles
Map #WS-024 221 S. Avenue D Iowa #92-00739 NRHP Evaluation: District: yes - 2 contributing buildings (A, C) Individual: no	Seneca B. and Nora Dewey House c.1893 - Queen Anne - 2 story - frame - asbestos Foundation: stone (stucco clad); Roof: cross gable - asphalt shingles Features: bay windows, front porch Historic modifications: c.1915 - front porch, c.1930s - siding; Non-historic modifications: - Original use: single family house; Historic use: single family house; Current use: single family house Owners: (earlier home here - Ralph Dewey - 1860s-1885, then son S.B. Dewey); 1890/1893 - notes on house built for S.B. Dewey; 1893-1915 - Seneca B. and Sarah Elinora (Nora) Dewey (retired jeweler) 1900 birthplace of head: US - IA; parents: US - OH, US - OH Owners: 1915-1934 - Louisa Libe (widow) Value/rent per 1930 census: \$4000 Owners: 1941 - bought by Rebecca Laubach, here in 1940s, married Ralph Nicholson, 1950s-1989 - Ralph and Rebecca Nicholson (The Party Store) Garage: c.1962 - detached frame - two car - vertical grooved wood siding - hip roof - asphalt shingles
Map #WS-025 510 W. Jefferson St Iowa #92-00740 NRHP Evaluation: District: yes - 1 contributing building (A, C) Individual: no	Walter and Margaret Kyle House 1959 - ranch - hip roof - 1 story - frame - wide wood siding Foundation: concrete; Roof: hip roof - asphalt shingles Features: corner windows, picture window, recessed center section Historic modifications: - ; Non-historic modifications: - Original use: single family house; Historic use: single family house; Current use: single family house Owners: 1959-1970 - Walter and Margaret Kyle; 1970-73 - Florence Kyle, 1973-1999 - Miriam Mildred Davis Garage: attached - one car
Map #WS-026 516 W. Jefferson St Iowa #92-00741	Lafe and Ruth Stout House c.1951 - ranch - hip roof - 1 story - frame - wide wood siding Foundation: concrete block; Roof: hip roof - asphalt shingles Features: corner windows, inset entry/garage Historic modifications: - ; Non-historic modifications: -

Map/Survey # Address NRHP Evaluation	Historic name Significant dates – Architectural style, height, materials, features Original/historic uses and history Garage details
NRHP Evaluation: District: yes - 1 contributing building (A, C) Individual: no	Original use: single family house; Historic use: single family house; Current use: single family house Owners: 1949-1952 - owned by contractor Donald Foss, built house c.1951; 1952-1959 - Lafe and Ruth Stout; 1960-1974 - Ruth Stout; 1974-1979 - Minnie G. Witthoft Garage: attached - one car
Map #WS-027 520 W. Jefferson St Iowa #92-00742 NRHP Evaluation: District: yes - 1 contributing building (A, C) Individual: no	Howard and Anne Hess House c.1952 - ranch - hip roof - 1 story - frame - wide wood siding Foundation: concrete; Roof: hip roof - asphalt shingles Features: front entry section, picture window, corner windows Historic modifications: - ; Non-historic modifications: - Original use: single family house; Historic use: single family house; Current use: single family house Owners: 1952-1954 - Howard and Anne Hess (manager for Washington Lumber and Fuel Co), 1954-1974 - William F. and Mary Flynn (retired); 1974-1987 - David and Anna Kleese (retired) Garage: attached - one car
Map #WS-028a (WS-151) 503 W. Jefferson Iowa #92-00808 NRHP Evaluation: District: yes - 1 non- contributing building Individual: no	Building 2015 - new building - gable roof - 1 story / 2 story - metal Foundation: concrete; Roof: metal Features: - Historic modifications: - ; Non-historic modifications: - Original use: -; Historic use: -; Current use: house/garage Owners: (earlier 1860s Beaty House demolished in 2013) Owners: 2014 - new building/house constructed for Highbourne Investments, Inc. - small residence with large garage Garage: attached - two car
Map #WS-028b 509 W. Jefferson St Iowa #92-00743 NRHP Evaluation: District: yes - 2 contributing buildings (A, C) Individual: no	House c.1921 - bungalow - gable-front - 1 story - frame - asbestos Foundation: concrete block - rusticated; Roof: gable-front - asphalt shingles Features: entry hood Historic modifications: - ; Non-historic modifications: windows Original use: single family house; Historic use: single family house; Current use: single family house Owners: 1912-1920 - earlier house owned by siblings C.A. Stephens and Cordelia Orris, 1920-21 - Jennie Burham (widow); 1921-1925 - Fritz Wagenknecht; 1925-1937 - reverted to and owned as rental by Washington Loan & Trust Co, 1930 - banker Frank Sage renting house Value/rent per 1930 census: \$30 Owners: 1937-42 - Ed F. and Genevieve Miick (cashier for National Bank); 1942-47 - Ira and Helen Shenefeldt; 1948-51 - J.L. McGraw; 1951-62 - Edna E. Nicola, then William and Edna (Nicola) Harter; 1962-67 - Charles & Emma Bidwell; 1967-1973 - Ken & Ruth Hendricks Garage: c.1920s - detached frame - one car - wood siding (grooved) - gable front roof - asphalt shingles
Map #WS-029 515 W. Jefferson St Iowa #92-00744	Mark and Johannah Pratt House c.1890 - gable-front - 1 1/2 story - frame - vinyl Foundation: stone; Roof: gable-front - asphalt shingles Features: - Historic modifications: - ; Non-historic modifications: windows, siding

Map/Survey # Address NRHP Evaluation	Historic name Significant dates – Architectural style, height, materials, features Original/historic uses and history Garage details
NRHP Evaluation: District: yes - 2 contributing buildings (A, C) Individual: no	Original use: single family house; Historic use: single family house; Current use: single family house Owners: 1879-1912 - property owned by widow Sarah A. Beatty - likely built rental house here, complete by 1894 Owners: 1912-1956 - Mark and Johannah Pratt (various jobs - city marshall, railroad bridge carpenter, Pratt & Little Transfer, night police, city water co) Value/rent per 1930 census: \$1000 Owners: 1956-1965 - Johannah Pratt (widow); 1966-1993 - Jane Bruders (widow) Garage: c.1920s - outbuilding - aluminum siding - side gable roof - asphalt shingles
Map #WS-030 525 W. Jefferson St Iowa #92-00745 NRHP Evaluation: District: yes - 1 contributing building (A, C) Individual: no	Henry and Freida Witthoft House c.1958 - ranch - side gable - 1 story - frame - wide wood siding Foundation: concrete block; Roof: side gable - asphalt shingles Features: horizontal 2/2 windows, inset corner with garage Historic modifications: - ; Non-historic modifications: - Original use: single family house; Historic use: single family house; Current use: single family house Owners: 1957-58 - lot owned by contractor Donald Foss, built house; 1958-1977 - Henry and Freida Witthoft (retired); 1978-2010s - Arthur J. and Martha E. Witthoft Garage: - attached - one car
Map #WS-031 529 W. Jefferson St Iowa #92-00002 NRHP Evaluation: District: yes - 2 contributing buildings (A, C) Individual: more research - C (garage)	James F. and Colletta Duffy House c.1915 - Foursquare - 2 story - frame - wood siding Foundation: concrete block - rusticated; Roof: hip roof (flared) - asphalt shingles Features: wraparound porch, bay/oriel windows, dormer Historic modifications: - ; Non-historic modifications: c.1995 - rear addition, windows Original use: single family house; Historic use: single family house; Current use: single family house Owners: 1912-1915 - lot owned by contractor John F. Simpson, likely built house in 1915 and then sold; 1915-1925 - James F. and Colletta Duffy (Ford dealer) Value/rent per 1930 census: \$4000 Owners: 1925-1952 - Henry D. and Carolina Luers (insurance agent, retired), Kurtz family lived here in mid-1930s; early 1950s - owned by Luers family, used as rental; 1955-1990s - owned by Ruth Luers (widow) - lived here through 1967, then rental in 1970s Garage: c.1920s - detached frame - two car - wood siding (grooved) - hip roof - asphalt
Map #WS-032 602 W. Jefferson St Iowa #92-00746 NRHP Evaluation: District: yes - 1 non-contributing building Individual: no	Nicholas and Sadie E. Gevock House 1978 - split level - 2 story - frame - brick veneer / vinyl siding Foundation: concrete; Roof: side gable - asphalt shingles Features: split-level design Historic modifications: - ; Non-historic modifications: - Original use: single family house; Historic use: single family house; Current use: single family house Owners: (1890s-1950s - part of Stewart property to north (603 W. Washington)) Owners: 1978-1990 - Nicholas and Sadie E. Gevock (postal clerk) (secretary for court) Garage: attached - two car
Map #WS-033 610 W. Jefferson St Iowa #92-00747	Stacy and Vickie Sims House 1988 - ranch (manufactured house) - 1 story - frame - vinyl Foundation: concrete block; Roof: side gable - asphalt shingles Features: - Historic modifications: - ; Non-historic modifications: -

Map/Survey # Address NRHP Evaluation	Historic name Significant dates – Architectural style, height, materials, features Original/historic uses and history Garage details
NRHP Evaluation: District: yes - 1 non-contributing building Individual: no	Original use: single family house; Historic use: single family house; Current use: single family house Owners: (1870s-1980s - part of Hollingsworth family property to north (611 W. Washington)) Owners: 1988-1993 - Stacy and Vickie Sims (driver/salesman for Schwann's) Garage: none
Map #WS-034 614 W. Jefferson St Iowa #92-00748 NRHP Evaluation: District: yes - 1 non-contributing building Individual: no	Charles King House c.1910 - gable-front - 1 story - 1 story - frame - aluminum Foundation: concrete block - rusticated; Roof: gable-front - asphalt shingles Features: - Historic modifications: rear/west addition; Non-historic modifications: 1970s - front addition, additions on original rear/west addition Original use: single family house; Historic use: single family house; Current use: single family house Owners: (1870s-1890s - part of Hollingsworth family property to north (611 W. Washington)) Owners: 1910-1920 - Charles King (drayman / delivery man); 1920-1940s - owned by Ira and Cora Rathmel - used as rental - lived to north at 611 W. Washington until 1948 Owners: c.1948-1970 - Cora Rathmel (widow); 1971-2006 - Ray and Stella Hough Garage: attached - one car (addition)
Map #WS-035 620 W. Jefferson St Iowa #92-00749 NRHP Evaluation: District: yes - 1 contributing building (A), 1 non-contributing building Individual: no	George and Mary Howe House c.1873 - gable-front - 1 1/2 story - 1 1/2 story - frame - wide wood siding Foundation: stone (stucco); Roof: gable-front - asphalt shingles Features: - Historic modifications: - ; Non-historic modifications: - Original use: single family house; Historic use: single family house; Current use: single family house Owners: 1873-76 - George and Mary Howe (lawyer); 1876-79 - Frances Crawford; 1879-1925 - Martha J. Crawford 1900 birthplace of head: US - OH; parents: US - OH, Ireland Owners: 1925-1945 - owned by Marsh W. Bailey, used as rental; 1945-49 - Rose E. Lewis Value/rent per 1930 census: \$10 Owners: 1949-1961 - Mary B. Snider; 1961-1967 - owned by Clarence Goff (real estate) - rented to Robert and Mary Randall, who then owned it 1967-1970; 1970-1978 - Jon and Barbara Randall Garage: c.1970s - detached frame - one car - vertical T-111 siding - gable front roof - asphalt shingles
Map #WS-036 208 S. Avenue F Iowa #92-00750 NRHP Evaluation: District: yes - 2 contributing buildings (A) Individual: no	Bernard and Dorothy McCarthy House 1969 - split level - 2 story - frame - aluminum siding / brick veneer Foundation: concrete; Roof: side gable - asphalt shingles Features: front roofline/porch Historic modifications: - ; Non-historic modifications: - Original use: single family house; Historic use: single family house; Current use: single family house Owners: (part of 631 W. Washington Blvd property) Owners: 1967-1970 - Bernard and Dorothy McCarthy; 1970s - Dorothy McCarthy (and 7+ children) Garage: c.1969 - detached frame - two car - aluminum siding - gable front roof - asphalt shingles

Map/Survey # Address NRHP Evaluation	Historic name Significant dates – Architectural style, height, materials, features Original/historic uses and history Garage details
Map #WS-037 603 W. Jefferson St Iowa #92-00751 NRHP Evaluation: District: yes - 2 contributing buildings (A, C) Individual: more research - B, C	Alonzo J. and Matilda J. Lamphere House c.1869 - gable-front - two story - 2 story - frame - wood Foundation: stone (stucco); Roof: gable-front - asphalt shingles Features: 6/6 and 4/4 wood windows, gable-front form, wood siding/cornerboards Historic modifications: 1910s - wrap-around front porch added; Non-historic modifications: - Original use: single family house; Historic use: single family house; Current use: single family house Owners: 1869-1900 - Alonzo J. and Matilda J. Lamphere - appear to have lived here in 1870s, then used as rental by 1880s-90s 1900 birthplace of head: US - IA; parents: Germany, US - VA Owners: 1900-1930 - Harry and Estella May Ross (painter); 1930-1944 - owned by Ross family, used as rental Value/rent per 1930 census: \$1000 Owners: 1944-1978 - owned by Bernard and Dorothy McCarthy, used as rental property; 1978-1983 - Mark and Peggy Baumert Garage: c.1870s? - outbuilding - one story - frame - wood siding - gable front roof - asphalt shingles
Map #WS-038 609 W. Jefferson St Iowa #92-00752 NRHP Evaluation: District: yes - 2 contributing buildings (A) Individual: no	Minnie C. White House c.1921 - T-plan - 2 story - frame - vinyl Foundation: brick / concrete; Roof: cross gable - asphalt shingles Features: - Historic modifications: - ; Non-historic modifications: 1990s - west addition, front corner addition, sunroom addition Original use: single family house; Historic use: single family house; Current use: single family house Owners: (earlier house on lot through 1917 Sanborn map, 1908-1918 - Simon P and Elizabeth Keefer) Owners: 1921-1928 - Minnie C. White (widow); 1928-1945 - owned by Lela White (Ronse), used as rental property Value/rent per 1930 census: \$15 Owners: 1945-1956 - Lyle and Lillie Long; 1956-1965 - Harold and Helen Rathmel; 1965-1970s - Howard F. and Myrtle B. Altenbernd Garage: c.1965 - detached frame - vinyl siding - gable front roof - asphalt shingles
Map #WS-039 615 W. Jefferson St Iowa #92-00753 NRHP Evaluation: District: yes - 1 contributing building (A, C), 1 non-contributing building Individual: no	Harry and Belle Montgomery House (#2) c.1919 - gable-front (Craftsman) - 2 story - frame - wood siding/shingles Foundation: concrete block; Roof: gable-front - asphalt shingles Features: wood shingles/details on walls, brackets, rafter tails, oriel window Historic modifications: - ; Non-historic modifications: c.1970 - side addition replaced porch Original use: single family house; Historic use: single family house; Current use: single family house Owners: (Frank Stewart bought lots 3-4 in 1914) Owners: 1919-1957 - Harry A. and Belle Montgomery (hardware store, retired by 1941) Value/rent per 1930 census: \$5000 Owners: 1958-1976 - owned by Harry (Jr) and Ruth Montgomery, used as rental, rented to C.P. and Dorothy Dold by 1967, who then bought it in 1976 Garage: c.1992 - detached frame - two car - vertical T-111 siding - side gable roof - asphalt shingles
Map #WS-040	Charles and Agnes Hahn House c.1915 - Foursquare - 2 story - frame - aluminum siding

Map/Survey # Address NRHP Evaluation	Historic name Significant dates – Architectural style, height, materials, features Original/historic uses and history Garage details
621 W. Jefferson St Iowa #92-00754 NRHP Evaluation: District: yes - 1 contributing building (A), 1 non-contributing building Individual: no	Foundation: stone (stucco); Roof: hip roof - asphalt shingles Features: front porch, hip roof dormer, cubical form Historic modifications: 1920s - rear sleeping porch, later enclosed; Non-historic modifications: siding, windows <hr/> Original use: single family house; Historic use: single family house - rental; Current use: single family house Owners: (Frank Stewart bought lots 3-4 in 1914) Owners: 1915-1934 - Charles and Agnes Hahn (Washington Telephone Co) - lived here from 1915-early 1920s, then rented out - Dennis J. Clancy (Clancy's Restaurant) rented c.1925-c.1931 Value/rent per 1930 census: \$25 Owners: 1934-1958 - owned by Harry and Belle Montgomery (lived next door), used as rental; 1958-1972 - owned by Harry (Jr) and Ruth Montgomery, used as rental, rented to Richard and Muriel Bengé by 1967, who then bought it in 1972 <hr/> Garage: 2000 - detached frame - two car - vinyl siding - side gable roof - asphalt shingles
Map #WS-041 627 W. Jefferson St Iowa #92-00755 NRHP Evaluation: District: yes - 1 contributing building (A), 1 non-contributing building Individual: no	Ira and Edna Miksch House c.1957 - ranch - side gable - 1 story - frame - aluminum siding Foundation: concrete block; Roof: side gable - asphalt shingles Features: picture window Historic modifications: - ; Non-historic modifications: 2010s - windows <hr/> Original use: single family house; Historic use: single family house; Current use: single family house Owners: 1957-1963 - Ira and Edna Miksch; 1963-1973 - Edna Miksch; 1974-1987 - Ray E. and Frances A. Sojka <hr/> Garage: c.1995 - detached frame - two car - vinyl siding - side gable roof - asphalt shingles
Map #WS-042 633 W. Jefferson St Iowa #92-00756 NRHP Evaluation: District: yes - 1 contributing building (A) Individual: no	John and Hannah Coppock House c.1868 - gable-front - 2 story - frame - asbestos Foundation: brick? (stucco), concrete block - rusticated (rear addition); Roof: front gable - asphalt shingles Features: gable-front form Historic modifications: 1910s - rear addition, front porch, c.1930s - siding; Non-historic modifications: some windows <hr/> Original use: single family house; Historic use: single family house; Current use: single family house Owners: 1868-1876 - John and Hannah Coppock (miller, flour/feed store); 1876-1890 - owned by Hannah Coppock; 1890-1900 - owned by Hannah (Coppock) Winters (daughter) 1900 birthplace of head: US - PA; parents: US - PA, US - PA Owners: 1900-1933 - Cephas and Elizabeth Dodd (teamster/drayman), also son Charles Dodd (owner of property) (plumber); 1934-1948 - owned by Charles Dodd, used as rental Value/rent per 1930 census: \$1000 Owners: 1948-1950 - Donald E. and Shirley A. Curtis; 1950-1952 - Max J. and Mary Leichy; 1952-1955 - Walter H. Jungbluth (rental); 1955-1965 - Walter A. and Mildred Palmer; 1965-1970s - owned by heirs of Mildred Palmer - used as rental <hr/> Garage: none
Map #WS-043	Iva Essley House c.1924 - gable-front (Craftsman) - 2 story - frame - vinyl

Map/Survey # Address NRHP Evaluation	Historic name Significant dates – Architectural style, height, materials, features Original/historic uses and history Garage details
111 S. Avenue B Iowa #92-00757 NRHP Evaluation: District: yes - 2 contributing buildings (A) Individual: no	Foundation: concrete block - rusticated; Roof: front gable - asphalt shingles Features: wide eaves, brackets, front porch Historic modifications: - ; Non-historic modifications: siding, windows Original use: single family house; Historic use: single family house; Current use: single family house Owners: 1924-1937 - Iva (McFarland) Essley (widow), 1938-1947 - Anna (McFarland) Malin Value/rent per 1930 census: \$7000 Owners: 1948-1950 - Raymond and Betty Minick, 1951-1970s - Ed E. and Daisy M. Simmering (retired by 1964) Garage: c.1924 - detached frame - one car - wood siding - gable front roof - asphalt shingles
Map #WS-044 308 W. Washington Blvd Iowa #92-00382 NRHP Evaluation: District: yes - 1 contributing building (A), 1 non-contributing building Individual: no	David and Letitia Palmer House 1899 - Queen Anne - 2 story - frame - vinyl Foundation: stone; Roof: combination hip/gable - asphalt shingles Features: front porch, gable-roof sections Historic modifications: - ; Non-historic modifications: siding, windows Original use: single family house; Historic use: single family house; Current use: single family house Owners: 1886-1898 - earlier house owned by Margaret Palmer; 1899 - new house built, Feb 1900 - Colonel David J. and Letitia Palmer moved into new house 1900 birthplace of head: US - PA; parents: Ireland, US - PA Owners: 1900-1928 - Col. David and Letitia Palmer (state railroad commissioner, retired), 1928-1939 - Letitia Palmer (widow) Value/rent per 1930 census: \$12000 Owners: 1942-44 - C.A. Fishburn, 1944-1950s - O.E. and Effie Schmidt, 1960s-1972 - Effie Schmit (widow) Garage: c.1976 - detached frame - three car - vertical wood - side gable roof - asphalt shingles
Map #WS-045 314 W. Washington Blvd Iowa #92-00383 NRHP Evaluation: District: yes - 1 contributing building (A) Individual: more research - B	James and Kate Wilson House 1913 - Foursquare / Queen Anne - 2 story - frame - wood Foundation: stone; Roof: combination hip/gable - asphalt shingles Features: Craftsman porch, decorative gables Historic modifications: ; Non-historic modifications: - Original use: single family house; Historic use: single family house, two family house; Current use: single family house Owners: (1859-1884 - owned by David and Elizabeth Crandall (carpenter) - early house/rental; 1884-1888 - Mary J. Young (widow) (earlier house?); 1888-1898 - Dr. Samuel and Sarah McClean (physician, gun inventor), owned house until 1907 but had moved to OH/MI) Owners: 1911-1918 - James and Kate D. Wilson (Wilson Heating Co), note in 1913 that J.M Wilson demolished the old house west of Col. Palmer to build a new house, lived here 1913-1917 Value/rent per 1930 census: \$15000 Owners: 1918-1950s - George F. and Cornelia Morrison (lawyer); 1950s-60s - George F. Morrison (lawyer), also son Ira F. and Eleanor Morrison (lawyer); 1970s-80s - Ira F. and Eleanor Morrison Garage: attached (with 2000 addition)
Map #WS-046 320 W. Washington	Eugene and Anna Anderson House 1891 - Queen Anne - 2 story - frame - aluminum Foundation: stone; Roof: combination hip/gable - asphalt shingles

Map/Survey # Address NRHP Evaluation	Historic name Significant dates – Architectural style, height, materials, features Original/historic uses and history Garage details
Blvd Iowa #92-00384 NRHP Evaluation: District: yes - 2 contributing buildings (A) Individual: no	Features: Craftsman porch, decorative windows, bay windows, asymmetrical massing Historic modifications: 1910s - new Craftsman style wrap-around porch; Non-historic modifications: siding Original use: single family house; Historic use: single family house - some rental; Current use: two family conversion Owners: 1891 - house built by Wm. S. Wylie for E. Anderson at a cost of \$2,700; 1891-1900 - Eugene and Anna Anderson 1900 birthplace of head: US - IA; parents: US - MD, US - MA Owners: 1900-1930 - Anna Anderson (widow) - lived here in 1900s then rented out in 1910s; 1920-1928 - Ralph H. Fetters; 1928-1958 - George and Lizzie Clapper (painter/laborer), also tenants at 320 1/2 in 1940s-50s Value/rent per 1930 census: \$10000 Owners: 1958-1969 - Harm E. and Adeline E. Western Garage: c.1920s - detached frame - aluminum - gable front roof - asphalt shingles
Map #WS-047 309 W. Washington Blvd Iowa #92-00367 NRHP Evaluation: District: yes - 1 contributing building (A, C), 1 non-contributing building Individual: more research - B, C	James B. and Julia Crail House 1904 - Queen Anne - 2 story - frame - vinyl Foundation: stone; Roof: combination hip/gable - asphalt shingles Features: corner turret, decorative gables, wrap-around porch, bay windows, decorative wood windows Historic modifications: - ; Non-historic modifications: siding, some windows Original use: single family house; Historic use: single family house, two family house; Current use: single family house Owners: 1904-1924 - James B. and Julia Crail (dry goods store - Crail's), 1925-1946 - James B. Crail (retired), also sons Hubert and Rodney in several years Value/rent per 1930 census: \$12000 Owners: 1946-1972 - Hubert Crail, also upper rental unit by 1950s (309 1/2) Garage: c.1973 - detached frame - two car - vinyl siding - gable front roof - asphalt shingles
Map #WS-048 315 W. Washington Blvd Iowa #92-00758 NRHP Evaluation: District: yes - 1 contributing building (A, C) Individual: more research - C	Ralph and Fanny Shannon House 1950 - ranch - side gable with center cross gable - 1 story - brick veneer Foundation: concrete - brick veneer; Roof: side gable with cross gable - asphalt shingles Features: multi-color brick, window lintels/sills, cross gable sections, chimney Historic modifications: - ; Non-historic modifications: - Original use: single family house; Historic use: single family house; Current use: single family house Owners: (earlier house - James and Elizabeth Harwood) Owners: 1950-1962 - Ralph and Fanny (Harwood) Shannon (Evening Journal partner, retired), 1964-1975 - Fanny Shannon (widow), 1975-1979 - Ruth Young Garage: attached to rear - one car
Map #WS-049 321 W. Washington Blvd Iowa #92-00368 NRHP Evaluation: District: yes - 1 contributing building	William A. and Lucinda J. Moore House 1887 - Queen Anne - 2 story - frame - vinyl Foundation: stone; Roof: combination hip/gable - asphalt shingles Features: wrap-around porch, bay windows, decorative wood windows, asymmetrical massing Historic modifications: - ; Non-historic modifications: siding, windows Original use: single family house; Historic use: apartments - two then five units by 1950s; Current use: six family conversion Owners: 1887-1906 - William and Lucinda J. Moore (hat store) 1900 birthplace of head: US - OH; parents: n

Map/Survey # Address NRHP Evaluation	Historic name Significant dates – Architectural style, height, materials, features Original/historic uses and history Garage details
(A), 1 non-contributing building Individual: no	Owners: 1906-1916 - Lucinda Moore (widow), nephew Warren Moore also here in 1910; 1920s - John F. and Nannie Simpson (carpener); 1930 - John and Nannie Simpson lived/owned, 2nd upper unit - rental; 1930s - Nannie Simpson (widow), also two tenants Value/rent per 1930 census: \$4500, 30 Owners: 1940s - Simpson Apartments - five units - owned by W.E. Simpson; 1950s-70s - Iva Simpson (widow of Earl) lived in one unit, other four rented Garage: c.1980s - detached metal - metal - side gable roof - metal
Map #WS-050 209 S. Avenue C Iowa #92-00759 NRHP Evaluation: District: yes - 1 contributing building (A) Individual: no	Michaels House c.1959 - ranch - hip roof - 1 story - frame - wide wood siding Foundation: concrete; Roof: hip roof - asphalt shingles Features: - Historic modifications: - ; Non-historic modifications: - Original use: single family house; Historic use: single family house; Current use: single family house Owners: (garage here for Wickham House at 403 W. Washington) Owners: 1955-56 - lot owned by Donald Foss, 1956-58 - lot owned by Rosh Helwick estate; 1958-1961 - T.A. Michaels; 1961-1970 - Orba Little (widow); 1970s - owned by Clarence and Olive A. Goodwin, used as rental for Dorothy Bauer (widow) Garage: none
Map #WS-051 403 W. Washington Blvd Iowa #92-00369 NRHP Evaluation: District: yes - 1 contributing building (A, C) Individual: more research - B, C	Dr. Emmett T. and Sarah Wickham House c.1905 - Colonial Revival - 2 story - frame - wood Foundation: stone; Roof: hip roof - asphalt shingles Features: wrap-around porch with angled steps, corner bay window, hip roof dormers, oriel window, wood windows Historic modifications: side staircase addition; Non-historic modifications: rear addition / porch enclosure Original use: single family house; Historic use: single family house, two family house in 1940s; Current use: single family house Owners: (earlier house - 1881-1905 - Dr. D.J. Dewey, dentist) Owners: 1905-1931 - Dr. Emmett T. and Sarah Wickham (physician), 1931-1942 - Ira W. and Helen Shenefelt (auto salesman), 1940 - also I. and Helen Rothchild (Rothchild's - clothing) on upper unit Value/rent per 1930 census: \$7000 Owners: 1942-1949 - owned by Marie K. Hammer - Theodore and Gertrude Bailey rented in 1950s and then bought in 1959; 1959-1970s - Theodore and Gertrude Bailey (lawyer) Garage: none
Map #WS-052 409 W. Washington Blvd Iowa #92-00370 NRHP Evaluation: District: yes - 1 contributing building (A, C), 1 non-contributing building Individual: more	Harry and Belle Montgomery House (#1) 1903 - Colonial Revival - 2 story - frame - asbestos Foundation: stone; Roof: hip roof - asphalt shingles Features: front porch, dormers with conical roofs, brackets, wide eaves Historic modifications: siding; Non-historic modifications: - Original use: single family house; Historic use: single family house; Current use: single family house Owners: (earlier house - 1858-1902 - built by A.J. Lamphere in 1858 - moved to Highland Park in 1902) Owners: 1903-1919 - Harry and Belle Montgomery (real estate, hardware); 1919-1921 - William and Grace Brinning; 1921-1935 - George and Mary Teas (blacksmith), 1935-1946 - Mary Teas (widow) Value/rent per 1930 census: \$6000

Map/Survey # Address NRHP Evaluation	Historic name Significant dates – Architectural style, height, materials, features Original/historic uses and history Garage details
research - B, C	Owners: 1946-1970s - Walter W. and Catherine Jarrard Garage: c.1920s, 1990s - detached frame (one car) with two car addition - vinyl siding - front gable / side gable roof - asphalt shingles
Map #WS-053 415 W. Washington Blvd Iowa #92-00371 NRHP Evaluation: District: yes - 1 contributing building (A), 1 non-contributing building Individual: more research - B	Samuel Addison and Elizabeth White House 1891 - Queen Anne / T-plan - 2 story - frame - stucco Foundation: stone; Roof: cross gable roof - metal roofing Features: Craftsman porch, bay window, cross gables, entry vestibule Historic modifications: 1910s - new Craftsman porch; Non-historic modifications: c.1986 - rear addition Original use: single family house; Historic use: single family house; Current use: single family house Owners: 1891-1915 - Samuel Addison and Elizabeth White (bank cashier, later F&M Bank president) 1900 birthplace of head: US - PA; parents: US - PA, US - PA Owners: c.1916-1920 - J.A. and Minna Freshwaters (retired farmer); 1921-54 - Frank and Carrie Mayhew (farmer, retired) Value/rent per 1930 census: \$6000 Owners: 1954-1968 - Carrie Mayhew (widow); 1969-1974 - Robert and Pauline Riley Garage: c.1920s, 1980s - detached frame (two car) with side addition - wood siding - hip roof - metal
Map #WS-054 421 W. Washington Blvd Iowa #92-00372 NRHP Evaluation: District: yes - 2 contributing buildings (A) Individual: no	Janet Johnson House 1891 - Queen Anne / T-plan - 2 story - frame - aluminum Foundation: stone; Roof: cross gable roof - asphalt shingles Features: Craftsman porch, bay window Historic modifications: 1920s - new Craftsman porch, garage built; Non-historic modifications: siding Original use: single family house; Historic use: single family house - rental; Current use: single family house - rental Owners: 1891-1907 - Mrs. Janet Johnson (widow), also daughter Mary E. Johnson 1900 birthplace of head: Scotland; parents: Scotland, Scotland Owners: 1907-1927 - John and Zilpha Heaton; 1927-1937 - owned by Eva Mae Michels, used as rental Value/rent per 1930 census: \$35 Owners: 1937-1963 - owned by Theodore A. Michels - used as rental; 1963-1967 - Donald and Esther Statler; 1967-2010 - Ronald Lee and Shirley E. Kleineberg Garage: c.1920s - detached frame (two car) - wood siding - side gable roof - asphalt shingles
Map #WS-055 400 W. Washington Blvd Iowa #92-00385 NRHP Evaluation: District: yes - 1 contributing building (A, C), 1 non-contributing building	Leander D. and Catherine Robinson House 1900 - Queen Anne - 2 story - frame - wood Foundation: stone; Roof: cross gable roof - asphalt shingles Features: Craftsman porch, bay window, curved bay window, decorative wood windows Historic modifications: 1920s - new Craftsman porch; Non-historic modifications: windows Original use: single family house; Historic use: single family house; Current use: single family house Owners: 1900-1930 - Leander D. and Catherine Robinson (retired jeweler, proprietor of Washington Telephone Co, retired); 1930-1936 - Catherine Robinson (retired) Value/rent per 1930 census: \$10000

Map/Survey # Address NRHP Evaluation	Historic name Significant dates – Architectural style, height, materials, features Original/historic uses and history Garage details
Individual: more research - B	<p>Owners: 1936-1943 - Laura Shrader (widow); 1943-1956 - Guy and Ella Cole; 1956-1958 - Ella Cole (widow); 1958-1965 - B.B. and Doris Bordwell (Bordwell & Co); 1965-2013 - Dale M. and Mary E. Smith</p> <p>Garage: c.1973 - detached frame (two car) - vertical T111 wood siding - gable front roof - asphalt shingles</p>
<p>Map #WS-056</p> <p>410 W. Washington Blvd</p> <p>Iowa #92-00386</p> <p>NRHP Evaluation: District: yes - 2 contributing buildings (A) Individual: no</p>	<p>Charles H. and Minnie Keck House 1893 - Queen Anne - 2 story - frame - vinyl Foundation: stone; Roof: cross gable roof - asphalt shingles Features: bay windows, gables, decorative wood windows Historic modifications: 1910s - new porch; Non-historic modifications: 1980s - new porch</p> <p>Original use: single family house; Historic use: single family house; Current use: single family house Owners: 1893-1914 - Charles H. and Minnie E. (Sprull) Keck (vp First National Bank, then president of Citizens National Bank, Citizens Savings Bank) 1900 birthplace of head: US - IA; parents: US - PA, US - OH Owners: 1914-1932 - Jacob George and Emma Maxwell (retired); 1932-1949 - Emma M. Maxwell (widow) Value/rent per 1930 census: \$8000 Owners: 1949-1956 - Lena Tripp (widow), 1956-1968 - William J. and Elizabeth L. Shannon (vp of Elder Shannon Co - Evening Journal); 1968-2010s - Keiffer G. and Lela H. Garton (Doane Agricultural Services)</p> <p>Garage: c.1910 - detached frame (one car - large) - vinyl siding - hip roof - asphalt shingles</p>
<p>Map #WS-057</p> <p>416 W. Washington Blvd</p> <p>Iowa #92-00387</p> <p>NRHP Evaluation: District: yes - 2 contributing buildings (A, C) Individual: more research - B, C</p>	<p>Harry and Belle Shrader House (#2) c.1915 - bungalow - side gable - 1 story - frame - wood Foundation: brick; Roof: side gable roof - asphalt shingles Features: gable-roof front porch, gables with brackets and slats, partial muntin wood windows Historic modifications: - ; Non-historic modifications: rear corner porch enclosed</p> <p>Original use: single family house; Historic use: single family house; Current use: single family house Owners: 1915-1924 - Harry and Belle Shrader (contractor), Belle died in 1924, Harry remarried, c.1925-1931 - Harry and Laura Shrader (contractor), 1931-1936 - Laura Shrader (widow) Value/rent per 1930 census: \$5000 Owners: 1936-1956 - Charles and Cornelia Nicola (retired farmer), 1957-1965 - John and Ida May McKune, 1965-1973 - Ida May McKune (widow), 1973-1988 - John C. Davidson</p> <p>Garage: c.1915 - detached frame (one car) - vinyl siding - hip roof - asphalt shingles</p>
<p>Map #WS-058</p> <p>422 W. Washington Blvd</p> <p>Iowa #92-00388</p> <p>NRHP Evaluation: District: yes - 1 contributing building (A, C), 1 non-</p>	<p>Edmund D. and Emeline W. Morrison House 1910 (c.1866) - Classical Revival (Italianate) - 2 story - frame - vinyl Foundation: concrete block - rusticated (stone at original site); Roof: gable-front - asphalt shingles Features: two-story Classical Revival porch, some wood windows Historic modifications: 1910 - house moved to this site - front porch and rear addition built; Non-historic modifications: 1973 - small side addition built</p> <p>Original use: single family house; Historic use: single family house, three family conversion; Current use: three family conversion Owners: c.1866 - built for lawyer Norman Everson at 110 E. Main; 1866-1896 - Norman and Ellen Everson; 1896-1907 - Ellen E. Everson, niece Emeline Warren</p>

Map/Survey # Address NRHP Evaluation	Historic name Significant dates – Architectural style, height, materials, features Original/historic uses and history Garage details
contributing building Individual: more research - B	lived here also Owners: 1907-1910 - Edmund D. and Emeline (Warren) Morrison - at 110 W. Main; 1910 - moved to this lot replacing earlier house here; 1910-1948 - Edmund and Emeline Morrison (lawyer); 1948-1953 - Edmund D. Morrison (retired) Value/rent per 1930 census: \$7000 Owners: 1955-1957 - Charles F. Greiner; 1957-1961 - William H. Perdock; 1961-2014 - John C. and Marilyn Mangold (Mangold's Service - appliances), also 2 apts Garage: c.1973 - detached frame (four car) (breezeway) - vertical wood T111 siding - side gable roof - asphalt shingles
Map #WS-059 209 S. Avenue D Iowa #92-00760 NRHP Evaluation: District: yes - 1 contributing building (A) Individual: no	Ralph and Nellie Zeck House 1955 - ranch - hip roof - 1 story - frame - wide wood Foundation: concrete; Roof: hip roof - asphalt shingles Features: - Historic modifications: - ; Non-historic modifications: windows Original use: single family house; Historic use: single family house; Current use: single family house Owners: (earlier Chilcote house on Lot 1 - 1890s-1910s - James D. Chilcote and sister Rachael Ella Chilcote, 1920s-1935 - Rachael Ella Chilcote; house demo in late 1930s or early 1940s, by 1943) Owners: 1952-1955 - Donald Foss (contractor), 1955-1969 - Ralph and Nellie Zeck (retired); 1969-1979 - Preston J. and Gladys M. Hoover (retired) Garage: attached (one car)
Map #WS-060 205 S. Avenue D Iowa #92-00761 NRHP Evaluation: District: yes - 1 contributing building (A, C) Individual: no	Howard and Gertrude Stewart House 1954 - ranch - hip - 1 story - frame - vinyl Foundation: concrete; Roof: hip roof - asphalt shingles Features: horizontal 2/2 wood windows, corner windows, carport/garage Historic modifications: - ; Non-historic modifications: siding Original use: single family house; Historic use: single family house; Current use: single family house Owners: (earlier Chilcote house on Lot 1 - 1890s-1910s - James D. Chilcote and sister Rachael Ella Chilcote, 1920s-1935 - Rachael Ella Chilcote; house demo in late 1930s or early 1940s, by 1943) Owners: 1952-1954 - Donald Foss (contractor), 1954-1963 - Howard and Gertrude Stewart (retired); 1963-1981 - Edgar E. and Pauline V. Stewart; 1981-1999 - Pauline V. Stewart Garage: attached (one car) with carport
Map #WS-061 509 W. Washington Blvd Iowa #92-00373 NRHP Evaluation: District: yes - 2 contributing buildings (A, C) Individual: more research - B, C	Ralph and Mary Smith House 1901 - Queen Anne / Craftsman - 2 story - frame - wood (two widths) Foundation: stone; Roof: hip roof - asphalt shingles Features: wide eaves, varying siding with flared mid-story line, wood 1/1 windows Historic modifications: - ; Non-historic modifications: front porch Original use: single family house; Historic use: parsonage / single family house; Current use: single family house Owners: 1901-1920 - Ralph and Mary Smith (grocer, retired), 1920-23 - Churchill R. and Nettie Conner Value/rent per 1930 census: \$40 Owners: 1923-1972 - parsonage for Methodist Church; 1972-2010s - Douglas A. and Sandra S. Duncan Garage: c.1920s - detached tile block (two car) - stucco - gable front roof - asphalt shingles (side addition)
Map #WS-062	William and Ida Hood House

Map/Survey # Address NRHP Evaluation	Historic name Significant dates – Architectural style, height, materials, features Original/historic uses and history Garage details
<p>515 W. Washington Blvd</p> <p>Iowa #92-00374</p> <p>NRHP Evaluation: District: yes - 1 contributing building (A), 1 non-contributing building Individual: no</p>	<p>1898 - Queen Anne - 2 story - frame - asphalt faux brick siding Foundation: stone; Roof: combination hip/gable - asphalt shingles Features: wide eaves with brackets, bay window, wood windows, front porch, gables Historic modifications: siding; Non-historic modifications: enclosed rear entry porch</p> <p>Original use: single family house; Historic use: single family house; Current use: single family house</p> <p>Owners: 1898 - built for William (Deacon) and Ida Hood (publisher of the Democrat newspaper) - Mr. Hood died a few weeks later; 1898-1904 - Ida Hood (widow) 1900 birthplace of head: US - IA; parents: US - NY, US - PA Owners: 1904-1921 - John T. and Alfaretta Matthews (real estate agent for B.F. Dixon & Co)l 1921-1936 - Dewitt C. Griggs owned and used as rental, Gino and Marie Cantoni lived here in 1920s (Candy Kitchen); 1936-1940 - William and Nettie Mayhew (retired farmer) Value/rent per 1930 census: \$30 Owners: 1940-1944 - Samuel E. and Effie Israel (retired); 1944 - bought by Davis siblings - John William, Ida May, Nettie, and James died in 1944-1948, Carrie Davis continued to own and live here until 1964; 1964-1969 - Larry A. and Ann Duncan</p> <p>Garage: 2004 - detached frame (three car) - vinyl siding - cross gable roof - asphalt shingles</p>
<p>Map #WS-063</p> <p>523 W. Washington Blvd</p> <p>Iowa #92-00375</p> <p>NRHP Evaluation: District: yes - 1 contributing building (A) Individual: no</p>	<p>John and Mary Winter House c.1890 - Queen Anne - 2 story - frame - aluminum Foundation: stone; Roof: combination hip/gable - asphalt shingles Features: decorative gables, wrap around porch, gable-roof sections Historic modifications: - ; Non-historic modifications: siding, carport addition</p> <p>Original use: single family house; Historic use: single family house; Current use: single family house</p> <p>Owners: 1890-1895 - John and Mary Winter (stockman) - conservatory added on west side in 1892 (non-extant); 1895-1898 - Mary Winter (widow) 1900 birthplace of head: US - IN; parents: US - IN, US - IN Owners: 1898-1938 - James M. and Amy Bratten (partner in Klein Klothung Kompany until 1915, 1912-1930s - director/trustee of Washington Loan and Trust Co); 1938-1945 - James M. Bratten (widower), also daughter Elsie Bratten (piano teacher) Value/rent per 1930 census: \$5000 Owners: 1946-1957 - Charles W. and Elsie (Bratten) Murdock (Elsie - piano teacher); 1957-1990 - Clarence and Alice Goff (both - Goff Real Estate)</p> <p>Garage: - - (carport addition)</p>
<p>Map #WS-064</p> <p>527 W. Washington Blvd</p> <p>Iowa #92-00376</p> <p>NRHP Evaluation: District: yes - 1 contributing building (A, C), 1 non-contributing building Individual: more research - B, C</p>	<p>Howard A. and Martha J. Burrell House c.1876 - Italianate - 2 story - frame - wood Foundation: stone; Roof: gable-front with side wing - asphalt shingles Features: tall 2/2 wood windows with surrounds, full porch, decorative brick chimneys, wide eaves Historic modifications: 1890 - addition; Non-historic modifications: rear addition/enclosed porch</p> <p>Original use: single family house; Historic use: single family house; Current use: single family house</p> <p>Owners: 1868-1916 - Howard A. Burrell (wife Harriett 1868-1876, wife Martha J. 1877-1908) (1866-1903 - editor of Washington Press, 1909 - author of History of Washington Co) 1900 birthplace of head: US - OH; parents: US - MA, US - MA Owners: 1920-1926 - George and Mary Teas (blacksmith); 1926-29 - Mary E. McCleery; 1929-1937 - owned by Caughley W. and Susie (Anderson) Southwell -</p>

Map/Survey # Address NRHP Evaluation	Historic name Significant dates – Architectural style, height, materials, features Original/historic uses and history Garage details
	<p>used as rental - by 1932 rented to Frank B. and Bertha Miller Value/rent per 1930 census: \$30, 30 Owners: 1937-1953 - Frank B. and Bertha Miller (district manager for Iowa Southern Utilities); 1953-1985 - Bertha Miller (widow)</p> <p>Garage: c.1998 - detached frame - two car - wood - shake/vertical - gable front roof - asphalt shingles</p>
<p>Map #WS-065</p> <p>504 W. Washington Blvd</p> <p>Iowa #92-00179</p> <p>NRHP Evaluation: District: yes - 1 contributing building (A, C), 1 non-contributing building Individual: Listed on NRHP (1978)</p>	<p>Joseph and Elizabeth Keck House c.1856 - Second Empire / Gothic Revival - 2 story - brick Foundation: stone; Roof: mansard roof - asphalt shingles Features: mansard roof with decorative gables with vergeboard, arch windows, 2/2 wood windows, brick pilasters, front porch, side porch Historic modifications: - ; Non-historic modifications: -</p> <p>Original use: single family house; Historic use: hospital/sanitorium, single family house; Current use: single family house Owners: 1855-1901 - Joseph Keck and family (wife Elizabeth 1855-1876, wife Fannie 1882-1890, wife Minnie 1891-1901) (president of First National Bank, real estate) 1900 birthplace of head: US - PA; parents: US - PA, US - PA Owners: 1902-1910 - owned by son Charles H. Keck, Pleasant View Sanitorium here in in 1907-09 - Dr. Sandy and Dr. Courtright; 1910-12 - George and Nida Peck (real estate); 1912-14 - Rose Gardner (widow); 1914-1919 - Archie and Mary McCulley (real estate) Value/rent per 1930 census: \$8000 Owners: 1919-1963 - Dr. Marvin H. and Dr. Hattie B. Sartor (chiropractors - Sartor & Sartor); 1963-1981 - John and Rosemary Elliott (Foremost McKesson and Robbins Drug Co), 1981-1996 - Rosemary Elliott (widow)</p> <p>Garage: c.2000 - detached frame - two car - wood - side gable roof - asphalt shingles</p>
<p>Map #WS-066</p> <p>510 W. Washington Blvd</p> <p>Iowa #92-00390</p> <p>NRHP Evaluation: District: yes - 1 contributing building (A, C), 1 non-contributing building Individual: no</p>	<p>Rose Gardner House c.1914 - Craftsman (gable-front) - 2 story - frame - wood siding/shingles Foundation: concrete block - rusticated; Roof: gable-front - asphalt shingles Features: wide eaves, wood shingle siding, oriel window Historic modifications: - ; Non-historic modifications: screens on porch</p> <p>Original use: single family house; Historic use: single family house; Current use: single family house Owners: (part of Western Add, Out Lot 1 - Joseph Keck's property, replatted as Lot 12-13 in Keck's Addition after his death in 1901) Owners: 1910-1914 - lot owned by real estate investor William and Catherine Roberts - likely built house in 1913 or 1914 to sell; 1914-1918 - Rose Gardner (widow), 1918-21 - owned by daughter Jessie Martin, used as rental Value/rent per 1930 census: \$8000 Owners: 1921-1946 - Mack C. and Elizabeth DeLong (mgr of Washington Lumber and Fuel Yard, then postmaster); 1946-1962 - Elizabeth DeLong (widow); 1963-1985 - Raymond E. and Clara J. Carter (insurance, furniture salesman) (nurse)</p> <p>Garage: c.1995 - detached frame - two car - vinyl siding - gable front roof - asphalt shingles</p>
<p>Map #WS-067</p> <p>516 W. Washington Blvd</p> <p>Iowa #92-00391</p>	<p>Dr. William E. and Myrtle Anderson House (#2) 1909 - Queen Anne / Foursquare - 2 story - frame - wood siding (flared mid-story) Foundation: stone; Roof: combination hip/gable - asphalt shingles Features: wrap-around porch, wood windows, oriel window, bay window, flared siding at mid-story Historic modifications: - ; Non-historic modifications: rear addition/enclosed porch</p>

Map/Survey # Address NRHP Evaluation	Historic name Significant dates – Architectural style, height, materials, features Original/historic uses and history Garage details
NRHP Evaluation: District: yes - 2 contributing buildings (A, C), 1 non-contributing building Individual: more research - B, C	Original use: single family house; Historic use: single family house; Current use: single family house Owners: (part of Western Add, Out Lot 1 - Joseph Keck's property, replatted as Lot 12 in Keck's Addition after his death in 1901) Owners: 1909-1919 - Dr. Wiliam E. and Myrtle Anderson (physician) (moved here from 514 W. Main); 1919-1929 - Albert (Bert) and Carrie Dill (retired farmer); 1929-1958 - Carrie Dill (rental in 1930s into 1940s, then moved back into house with daughter Mae Smith) Value/rent per 1930 census: \$3000 Owners: 1959-1969 - Mae (Dill) Smith (widow); 1969-2010s - James and Janet Peterson (wholesale horologist) Garage: c.1920s - detached rusticated concrete block - one car ☺; also second two-car frame garage built in 2005 (NC) - rusticated concrete block - hip roof - asphalt shingles
Map #WS-068 522 W. Washington Blvd Iowa #92-00392 NRHP Evaluation: District: yes - 1 contributing building (A, C), 1 non-contributing building Individual: more research - B, C	Carl M. and Helen B. Keck House 1897 - Queen Anne - 2 story - frame - stucco / wood shingles Foundation: stone; Roof: cross gable - asphalt shingles Features: built-out gables with pointed arch openings, rounded two-story façade bay window, wood windows, shingled gables Historic modifications: - ; Non-historic modifications: rear enclosed porch/deck Original use: single family house; Historic use: single family house; Current use: single family house Owners: west edge of Joseph Keck's property, later platted as Lot 11 in Keck's Addition; 1897 - house built for Carl M. Keck (grandson of Joseph) and wife Helen (Burrell) Keck 1900 birthplace of head: US - IA; parents: US - OH, US - OH Owners: 1897-1937 - Carl M. and Helen B. Keck (1890s - teller/cashier at Citizens Savings Bank, by 1908 - vice president, 1912 - bank became Commercial Savings Bank, still vice president; president by 1926 until death in 1937) Value/rent per 1930 census: \$5000 Owners: 1937-1945 - Helen Keck (widow) owned house, used as rental; 1945-50 - Florence Durst (widow), 1951-1981 - Harold and Helen Durst (teacher, city building inspector); 1981-1988 - Helen Durst (widow) Garage: c.1990 - detached frame - two car - vertical wood T111 siding - gable front roof - asphalt shingles
Map #WS-069 530 W. Washington Blvd Iowa #92-00393 NRHP Evaluation: District: yes - 1 contributing building (A, C), 1 non-contributing building Individual: more research - B, C	John and Ella Dodds House c.1875 - T-plan - 2 story - frame - wood Foundation: stone; Roof: cross gable - asphalt shingles Features: 2/2 wood windows, wide eaves, T-plan form, wrap-around porch Historic modifications: 1920s - wrap around porch built (replaced earlier porch); c.1950 - one-story rear addition; Non-historic modifications: - Original use: single family house; Historic use: single family house; Current use: single family house Owners: platted as Out Lot 2 in Western Addition, 1875 - John Dodds built house on street known as Gospel Ridge at place of elms; 1875-1900 - John and Ella (Mielma) Dodds (merchant, farmer, city council rep); 1900-c.1905 - Ella Dodds 1900 birthplace of head: US - PA; parents: US - PA, US - PA Owners: c.1905-1922 - Dr. Daniel and Mary Ann Arthaud (physician); 1922-1932 - John T. and Susie Anderson (retired farmer); 1932-1935 - Susie Arthaud (widow); 1935-39 - owned by daughter Helen (Anderson) Southwell, used as rental Value/rent per 1930 census: \$6000

Map/Survey # Address NRHP Evaluation	Historic name Significant dates – Architectural style, height, materials, features Original/historic uses and history Garage details
	<p>Owners: 1939-1960 - Tolbert A. and Pearl Flenner (livestock buyer/owner); 1960-1974 - Robert J. and June P. Nicola (sec/mgr of McCleery-Cummings Co); 1974-1979 - Arden Davis and Beatrice Vesely (electrical contractor) (nurse)</p> <p>Garage: c.1976 - detached metal - two car - metal - side gable roof - metal</p>
<p>Map #WS-070</p> <p>602 W. Washington Blvd</p> <p>Iowa #92-00394</p> <p>NRHP Evaluation: District: yes - 2 contributing buildings (A, C) Individual: no</p>	<p>Wesley and Maria Smith House c.1908 - Foursquare / Craftsman - 2 story - frame - aluminum Foundation: stone; Roof: hip roof - asphalt shingles Features: wide eaves with brackets, gable-roof dormers, front porch Historic modifications: ; Non-historic modifications: siding</p> <p>Original use: single family house; Historic use: single family house, two family house; Current use: single family house</p> <p>Owners: (part of Western Add, Out Lot 2 - John and Ella Dodds property, replatted as Lot 9 in Keck's Addition) Owners: 1908 - lot owned by Jeanette Simmons (628 W. Main), who likely built/sold the house; 1909-1912 - Wesley and Maria Smith (retired farmer), 1912-1919 - owned by Winter sisters Ruth Winter, Carrie Berdo, and Frances Shinabarger - used as rental Value/rent per 1930 census: \$6000 Owners: 1919-1933 - Frank and Hattie McKay (farmer); 1933-1944 - Charles McKay - used as rental - two units; 1945-1954 - William S. and Jennie V. Eldridge (retired); 1955-1965 - Jennie Eldridge (widow), also daughter Evelyn and Wayne Simerman; 1965-68 - Simmerman</p> <p>Garage: c.1950 - detached frame - two car - aluminum siding - gable front roof - asphalt shingles</p>
<p>Map #WS-071</p> <p>608 W. Washington Blvd</p> <p>Iowa #92-00395</p> <p>NRHP Evaluation: District: yes - 1 contributing building (A, C), 1 non-contributing building Individual: more research - C</p>	<p>John O. and Perle Roberts House c.1912 - bungalow - side gable - 1 1/2 story - frame - wood (vertical grooved), wood shingles Foundation: rusticated concrete block; Roof: side gable - asphalt shingles Features: wide eaves, front porch, wood windows, dormer, wood siding/shingles Historic modifications: - ; Non-historic modifications: -</p> <p>Original use: single family house; Historic use: single family house, briefly parsonage; Current use: single family house</p> <p>Owners: (part of Western Add, Out Lot 2 - John and Ella Dodds property, replatted as Lot 8 in Keck's Addition) 1900 birthplace of head: ; parents: Owners: 1912-1916 - John O. and Perle Roberts (agent for Smouse Real Estate Co); 1916-1940 - Henrietta F. Stewart (widow), also daughter Helen Stewart (clerk at Rothchild's, Seifert's - clothing) Value/rent per 1930 census: \$6500 Owners: 1940-1946 - Helen Stewart; 1947-1959 - Clarence Floyd and Zelma Letts (retired farmer, former state rep); 1960-1964 - United Presbyterian Church - parsonage; 1964-1986 - G. Stanley and Myrtle E. Foster (farmer, bus driver) (librarian at U of Iowa)</p> <p>Garage: c.1977 - detached frame - one car - wood vertical T111 siding - gable front roof - asphalt shingles</p>
<p>Map #WS-072</p> <p>614 W. Washington Blvd</p> <p>Iowa #92-00396</p>	<p>Peter and Lucy Berdo House 1913 - Classical Revival - 2 story - frame - wood Foundation: concrete block - rusticated; Roof: hip roof - asphalt shingles Features: wood siding/cornerboards/trim, bay/oriel windows, wood windows, entry with sidelights/transom, restored porch Historic modifications: 1950 - chapel addition to rear for convent; Non-historic modifications: 1998 - tornado damaged porch - restored to original design</p>

Map/Survey # Address NRHP Evaluation	Historic name Significant dates – Architectural style, height, materials, features Original/historic uses and history Garage details
NRHP Evaluation: District: yes - 1 contributing building (A, C), 1 non-contributing building Individual: more research - A, C	Original use: single family house; Historic use: convent; Current use: single family house Owners: 1913-1920 - Peter and Lucy Berdo (farmer/retired), 1920-1925 - W.A. Phillips, 1926-1949 - Glenn and Nancy Barclay (Barclay's Cash Grocery) Value/rent per 1930 census: \$7000 Owners: 1949-1994 - convent/residence for St. James Catholic Church Garage: c.1960s - detached frame - one car - vinyl siding - gable front roof - asphalt shingles
Map #WS-073 620 W. Washington Blvd Iowa #92-00762 NRHP Evaluation: District: yes - 1 contributing building (A) Individual: no	Claude and Cora McCoy House c.1958 - ranch - hip roof - 1 story - frame - vinyl Foundation: brick veneer; Roof: hip roof - asphalt shingles Features: - Historic modifications: - ; Non-historic modifications: - Original use: single family house; Historic use: single family house; Current use: single family house Owners: (part of Hiram Scofield property - c.1870 house at 633 W. Main; 1946-1956 - lots owned by St James Catholic Church) Owners: 1956 - lots 5-7 bought by Irvin Coffey, sold parcel in 1958; 1958-1980s - Claude and Cora McCoy Garage: attached
Map #WS-074 624 W. Washington Blvd Iowa #92-00763 NRHP Evaluation: District: yes - 1 contributing building (A) Individual: no	James and Geraldine Schmitt House c.1965 - ranch - 1 story - frame - wide wood Foundation: concrete block; Roof: side gable with front cross gable - asphalt shingles Features: front cross gables Historic modifications: - ; Non-historic modifications: - Original use: single family house; Historic use: single family house; Current use: single family house Owners: (part of Hiram Scofield property - c.1870 house at 633 W. Main; 1946-1956 - lots owned by St James Catholic Church) Owners: 1956 - lots 5-7 bought by Irvin Coffey, sold parcel in 1965; 1965-2015+ - James and Geraldine Schmitt Garage: attached
Map #WS-075 603 W. Washington Blvd Iowa #92-00180 NRHP Evaluation: District: yes - 1 contributing building (A, C), 1 non-contributing building Individual: Listed on NRHP (1987) (C)	Frank and Nettie Stewart House 1893 - Queen Anne - 2 story - frame - wood Foundation: stone; Roof: cross gable - asphalt shingles Features: decorative trim and wall surfaces, porches, bay windows Historic modifications: c.1905 - rear second story addition (by 1909 map); Non-historic modifications: - Original use: single family house; Historic use: single family house; Current use: single family house Owners: 1893-1925 - Frank and Nettie Stewart (lived here in earlier house 1888-1893) (1880s-1897 - hardware business with brother George, 1893-1900s - vp at Citizens Saving Bank, 1905 - started Washington Manufacturing Company - made wagon boxes) 1900 birthplace of head: US - IA; parents: US - VA, MD Owners: 1893-1925 - Frank and Nettie Stewart (1904-06 - led efforts to establish Sunset Park - the park commissioner, 1905 - founder of Washington Co Historical Society, 1908 - established American Pearl Button Co with b-in-law Frank Giesler) Value/rent per 1930 census: \$10000 Owners: 1925-1930 - daughter Marian Stewart, 1930-1963 - Marion (Stewart) and Delbert Bailey; 1963-1967 - Marion Bailey; 1969 - Lyle and Jeanne Edwards,

Map/Survey # Address NRHP Evaluation	Historic name Significant dates – Architectural style, height, materials, features Original/historic uses and history Garage details
	<p>1970-72 - David and Sulynn Moore, 1972-1977 - Philip and Lynne Rusley, 1977-1989 - Brad and Deborah Kiesey</p> <p>Garage: 1982 - detached frame - wood siding - gable front roof - asphalt shingles</p>
<p>Map #WS-076</p> <p>611 W. Washington Blvd</p> <p>Iowa #92-00378</p> <p>NRHP Evaluation: District: yes - 1 contributing building (A, C), 1 non-contributing building Individual: more research - C</p>	<p>Mary A. Hollingsworth House 1909 - bungalow - gable front - 1 1/2 story - brick - stucco, frame gables - wood shingles Foundation: stone; Roof: cross gable /gambrel - asphalt shingles Features: flared gambrel rooflines, front porch, wood shingled gables, dormer, rear porch, wood windows Historic modifications: - ; Non-historic modifications: -</p> <p>Original use: single family house; Historic use: single family house; Current use: single family house Owners: 1908 - earlier Hollingsworth family home burned, 1909-1921 - Mary A. Hollingsworth, also daughters Della and Berthine Hollingsworth; 1921-1950s - Della Hollingsworth owned, various family members lived here Value/rent per 1930 census: \$8000 Owners: 1930s - brothers Henry Hollingsworth and Livingston Hollingsworth lived here, 1940s - also niece Ruth and husband Alex Lytle; 1958-1982 - Ruth Lytle, sister Carrie Berdo also lived here in 1960s-70s</p> <p>Garage: c.1984 - detached frame - T111 wood siding - side gable roof - asphalt shingles</p>
<p>Map #WS-077</p> <p>617 W. Washington Blvd</p> <p>Iowa #92-00379</p> <p>NRHP Evaluation: District: yes - 1 contributing building (A, C), 1 non-contributing building Individual: more research - B, C</p>	<p>Amos and Sarah Alberson House c.1911 - Craftsman - clipped gables - 2 story - frame - wood siding/shingles Foundation: stone / brick; Roof: side gable - asphalt shingles Features: wood shingles on 2nd story (flared at bottom), wood siding, wide eaves, brackets, front porch Historic modifications: - ; Non-historic modifications: rear addition</p> <p>Original use: single family house; Historic use: single family house; Current use: single family house Owners: 1908 - earlier Hollingsworth family home burned, double lot split; 1910-1919 - Amos N. and Sarah Alberson (grocer), 1919-1948 - Ira and Cora Rathmel (real estate) Value/rent per 1930 census: \$9000 Owners: 1948-49 - Edward and Fannie Stewart, 1949-1958 - Henry and Frieda Witthoft, 1958-1978 - Keith and Marla Vetter (Iowa state rep, owner of Culligan Soft Water)</p> <p>Garage: 2000 - detached frame - wood siding - side gambrel roof - asphalt shingles</p>
<p>Map #WS-078</p> <p>627 W. Washington Blvd</p> <p>Iowa #92-00380</p> <p>NRHP Evaluation: District: yes - 1 contributing building (A), 1 non-contributing building Individual: no</p>	<p>First United Presbyterian Parsonage 1894 - Queen Anne - 2 story - frame - vinyl Foundation: stone; Roof: side gable - asphalt shingles Features: front turret, front porch Historic modifications: - ; Non-historic modifications: vinyl siding, windows</p> <p>Original use: single family house; Historic use: parsonage; Current use: single family house Owners: 1894-1900 - Charles W. and Rose V. Stephens (real estate agent) 1900 birthplace of head: US - OH; parents: US - PA, US - MD Owners: 1900-1951 - parsonage for First United Presbyterian Church: 1900 - Rev. James and Amy Logue, 1903 - Rev. William and Mary Sawhill, 1910 - Rev. William and Mary Sawhill,, 1920 - Rev. Leslie and Mary Mountford, 1930 - Rev. D. Chalmers and Edith K. Fulton Value/rent per 1930 census: \$35</p>

Map/Survey # Address NRHP Evaluation	Historic name Significant dates – Architectural style, height, materials, features Original/historic uses and history Garage details
	<p>Owners: Parsonage: 1935 - Rev. D. Chalmers & Edith K. Fulton, 1940 - Rev. William & Mary Nichol, 1941 - Rev. George & Grace Kerr; 1951-53 - William & Betty Hart; 1953-54 - Fred & Anna Gessler; 1954-1961 - Richard & Helen Yordy; 1962-1973 - James & Patricia Baker</p> <p>Garage: c.1982 - detached frame - wide wood siding - gable front roof - asphalt shingle</p>
<p>Map #WS-079</p> <p>631 W. Washington Blvd</p> <p>Iowa #92-00381</p> <p>NRHP Evaluation: District: yes - 2 contributing buildings (A) Individual: no</p>	<p>Cherry-Campbell House c.1876 - side gable - 2 story - 2 story - frame - vinyl Foundation: stone; Roof: side gable - asphalt shingles Features: 2/1 wood windows Historic modifications: rear two-story addition; Non-historic modifications: rear one-story addition, vinyl siding</p> <p>Original use: single family house; Historic use: single family house; Current use: single family house Owners: 1876-1881 - William Cherry (teamster), 1882-1900s - Joseph R. and Alice Campbell (butcher, commercial traveler) 1900 birthplace of head: England; parents: England, England Owners: 1900s-1924 - Joseph R. Campbell (street commissioner, retired), 1924-1942 - Olive Campbell (daughter) Value/rent per 1930 census: \$5000 Owners: 1942-45 - D.W. Dwyer, 1945-1967 - Floyd E. and Bernice Sturgis, 1967 - Kenneth W. and Marie C. McGlashan, 1968-1979 - Timothy and Mary Horak</p> <p>Garage: c.1910s (on 1917 map) - detached frame - two car - asbestos siding - hip roof - asphalt</p>
<p>Map #WS-080</p> <p>635 W. Washington Blvd</p> <p>Iowa #92-00764</p> <p>NRHP Evaluation: District: yes - 1 contributing building (A, C) Individual: no</p>	<p>Leonard and Lillian Tindal House 1968 - split level - 1 story - frame - brick veneer, board/batten Foundation: brick veneer; Roof: hip roof - asphalt shingles Features: corner picture window Historic modifications: - ; Non-historic modifications: -</p> <p>Original use: single family house; Historic use: single family house; Current use: single family house Owners: (part of 631 W. Washington Blvd property) Owners: 1968-1984 - Leonard and Lillian Tindel (Tindal Farm Supply)</p> <p>Garage: attached - two car</p>
<p>Map #WS-081</p> <p>209 S. Avenue F</p> <p>Iowa #92-00431</p> <p>NRHP Evaluation: District: yes - 2 contributing buildings (A, C) Individual: more research - B, C</p>	<p>Daniel and Elizabeth Wilde House 1902 - Victorian vernacular - 1 story - frame - wood Foundation: brick; Roof: cross gable - asphalt shingles Features: wood shingled gables with decorative details, bay/oriel windows, chamfered corner, front porch Historic modifications: - ; Non-historic modifications: enclosed rear porch, deck addition</p> <p>Original use: single family house; Historic use: single family house; Current use: single family house Owners: 1902-1910s - Daniel and Elizabeth Wilde (foundry, inventor, wood shoveling boards), 1910s - also daughter Amy Work and husband James Work (salesman); 1920s - James and Amy Work, 1930 - rented to George C. and Ruby Stewart (hardware clerk) Value/rent per 1930 census: \$30 Owners: 1931-1940s - Howard G. and Emma B. Richardson (constable / retired), 1950s</p>

Map/Survey # Address NRHP Evaluation	Historic name Significant dates – Architectural style, height, materials, features Original/historic uses and history Garage details
	<p>- Emma Richardson (widow), 1958-1963 - Raymond and Bernadette Van Zile; 1963-1970s - Edward and Iva Roberts</p> <p>Garage: c.1910s (on 1917 map) - detached frame - one car - vertical wood boards - gable front roof - asphalt</p>
<p>Map #WS-082</p> <p>701 W. Washington Blvd</p> <p>Iowa #92-00765</p> <p>NRHP Evaluation: District: yes - 1 contributing building (A) Individual: no</p>	<p>James and Amy Work House 1895 - Queen Anne - 2 story - frame - vinyl Foundation: stone; Roof: combination hip/gable - asphalt shingles Features: wrap around porch, angled entry, bay window Historic modifications: - ; Non-historic modifications: siding, windows</p> <p>Original use: single family house; Historic use: single family house; Current use: single family house</p> <p>Owners: 1895-1911 - James A. and Amy (Wilde) Work (shoe store owner) 1900 birthplace of head: US - IA; parents: US - PA, US - PA Owners: 1911-1920s - Matthew and Elizabeth Gillespie (retired), 1920s-1943 - Elizabeth Gillespie, daughter Zoe Gillespie Value/rent per 1930 census: \$3500 Owners: 1946-1951 - George C. and Ruby Stewart (hardware clerk), 1951-55 - Keith Norton, residing here through 1960; 1955-1970s - owned by Glenn L. and Florence Laffer - lived here in 1964 - used as rental</p> <p>Garage: attached (rear/basement addition)</p>
<p>Map #WS-083</p> <p>704 W. Washington Blvd</p> <p>Iowa #92-00766</p> <p>NRHP Evaluation: District: yes - 1 contributing building (A, C) Individual: no</p>	<p>Harry and Marguerite Sowden House c.1952 - ranch - side gable - 1 story - brick veneer Foundation: concrete; Roof: cross gable - asphalt Features: tall single-light casement windows, gable sections Historic modifications: - ; Non-historic modifications: -</p> <p>Original use: single family house; Historic use: single family house; Current use: single family house</p> <p>Owners: (part of the Patterson property - 717 W. Main; 1942-43 - lots owned by Home Owners Loan Corp; 1943-51 - lots owned by Earl Wood, contractor; 1951 - lots 7-10 sold to Harry and Marguerite Sowden) Owners: 1951-1954 - Harry and Marguerite Sowden (contractor); 1954-1973 - Irvin and Eva Coffey (income tax business); 1973-1977 - Rev. Milan and Almeda Thompson</p> <p>Garage: attached - two car</p>
<p>Map #WS-084</p> <p>708 W. Washington Blvd</p> <p>Iowa #92-00767</p> <p>NRHP Evaluation: District: yes - 1 contributing building (A) Individual: no</p>	<p>George J. and Kathleen M. Krogmeier House c.1953 - ranch - side gable - 1 story - frame - vinyl Foundation: concrete block; Roof: side gable with front cross gable - asphalt shingles Features: inset/screen porch at SE corner Historic modifications: - ; Non-historic modifications: siding, windows, garage</p> <p>Original use: single family house; Historic use: single family house; Current use: single family house</p> <p>Owners: (part of the Patterson property - 717 W. Main; 1942-43 - lots owned by Home Owners Loan Corp; 1943-51 - lots owned by Earl Wood, contractor; 1951 - lots 7-10 sold to Harry and Marguerite Sowden) Owners: 1952-1995 - Dr. George J. (dentist) and Kathleen M. (teacher) Krogmeier</p> <p>Garage: attached - one car</p>
<p>Map #WS-085</p> <p>712 W. Washington Blvd</p>	<p>Mildred J. Whitehead House c.1953 - ranch - hip - 1 story - frame - wide wood siding Foundation: concrete block; Roof: hip roof - asphalt shingles Features: inset entry/window section Historic modifications: - ; Non-historic modifications: some windows</p>

Map/Survey # Address NRHP Evaluation	Historic name Significant dates – Architectural style, height, materials, features Original/historic uses and history Garage details
Iowa #92-00768 NRHP Evaluation: District: yes - 1 contributing building (A) Individual: no	Original use: single family house; Historic use: single family house; Current use: single family house Owners: (part of the Patterson property - 717 W. Main; 1942-43 - lots owned by Home Owners Loan Corp; 1943-51 - lots owned by Earl Wood, contractor; 1951 - lots 7-10 sold to Harry and Marguerite Sowden) Owners: 1953-1959 - Mildred J. Whitehead (clerk at Seifert's), 1959-1985 - Charles C. and Mildred (Whitehead) Snyder Garage: attached garage and carport - one car
Map #WS-086 728 W. Washington Blvd Iowa #92-00769 NRHP Evaluation: District: yes - 1 contributing building (A), 1 non-contributing building Individual: no	Robert and Helen Birney House c.1951 - ranch - cross gables - 1 story - frame - vinyl Foundation: concrete; Roof: side gable with end cross gables - asphalt shingles Features: inset entry/porch, picture window Historic modifications: - ; Non-historic modifications: siding, some windows Original use: single family house; Historic use: single family house; Current use: single family house Owners: (part of Marie property - 727 W. Main St) Owners: 1951-1990s - Robert O. and Helen A. Birney (salesman, River Products) (waitress / store clerk); 1990s-2002 - Helen Birney (retired) Garage: c.1975 - detached frame - one car - vinyl siding - gable front roof - asphalt shingles
Map #WS-087 730 W. Washington Blvd Iowa #92-00770 NRHP Evaluation: District: yes - 1 contributing building (A, C) Individual: more research - B, C	James and Nancy Lou Seifert House c.1954 - ranch - 1 story - frame - vertical wood panels, brick accent wall Foundation: concrete block; Roof: flat roof - rubber membrane Features: flat roof with wide eaves and decorative metal work, corner windows, brick accent wall Historic modifications: - ; Non-historic modifications: - Original use: single family house; Historic use: single family house; Current use: single family house Owners: (part of Marie/Braunhausen property - 735 W. Main St) Owners: 1954-1958 - James and Nancy Lou Seifert (opened Seifert's in 1954 - womens clothing - 1st in Washington); 1959-1970 - George C. and Ruby Stewart (retired); 1970-1975 - William Perdock; 1975-1987 - Dan and Shar Bryan Garage: - attached - basement - one car
Map #WS-088 802 W. Washington Blvd Iowa #92-00771 NRHP Evaluation: District: yes - 1 non-contributing building (age) Individual: no	Ardie and Juanita Lovick House 1985 - A-frame - 1 1/2 story - frame/boards Foundation: concrete; Roof: A-frame roof - asphalt shingles Features: A-frame form, side gables Historic modifications: - ; Non-historic modifications: - Original use: single family house; Historic use: single family house; Current use: single family house Owners: (part of property to north - 803 W. Main) Owners: 1984-85 - A-frame house built by Buildings Trades Class under direction of teacher/contractor David Horsey for Lovicks; 1985-2005 - Ardie and Juanita Lovick, 2005-2014 - Juanita Lovick Garage: attached - basement - one car
Map #WS-089 111 N. Avenue B Iowa #92-00772	Ira W. and Helen Shenefelt House 1947 - minimal traditional - 1 story - frame - aluminum Foundation: concrete block - rusticated; Roof: side gable roof - asphalt shingles Features: large picture windows at corner, 6/1 wood windows, overall form Historic modifications: - ; Non-historic modifications: -

Map/Survey # Address NRHP Evaluation	Historic name Significant dates – Architectural style, height, materials, features Original/historic uses and history Garage details
NRHP Evaluation: District: yes - 1 contributing building, 1 non-contributing building Individual: no	Original use: single family house; Historic use: single family house; Current use: single family house Owners: lot sold separately in 1946 by Howard Crozier, 1946-47 - J.M. White, 1948-1969 - Ira and Helen Shenefelt; 1969-1986 - Helen Shenefelt Garage: c.1980s - detached frame - two car - vinyl siding - gable front roof - asphalt shingles
Map #WS-090 302 W. Main St Iowa #92-00773 NRHP Evaluation: District: yes - 1 contributing building Individual: more research - B	John H. and Sarah Chilcote House c.1876 - gable front - 2 story - 2 story - frame - wood siding Foundation: stone; Roof: front gable roof - asphalt shingles Features: wood window surrounds, some 2/2 windows Historic modifications: c.1906 - west cross-gable addition, c.1959 - first story / porch remodeling; Non-historic modifications: - Original use: single family house; Historic use: single family house, commercial; Current use: two family conversion Owners: 1876-1881 - John H. and Sarah Chilcote (hardware / stoves, former druggist); 1881-1906 - James H. and Lizzie N. Young (president, Washington County Savings Bank) 1900 birthplace of head: US - KY; parents: US - KY Owners: 1906-1933 - Dr. Charles W. and Maude Stewart; 1933-1940 - Maude Stewart Value/rent per 1930 census: \$6000 Owners: 1940-c.1954 - Howard Crozier, Donald Minick also here; c.1954-1959 - Donald Minick; 1959-1970s - Goff Real Estate (owned by Clarence Goff), apartment on upper story Garage: attached (addition) - one car
Map #WS-091 308 W. Main St Iowa #92-00411 NRHP Evaluation: District: yes - 2 contributing buildings Individual: more research - B	William A. and Josephine Stiles House c.1870 - cross gable - 2 story - 2 story - frame - aluminum Foundation: stone; Roof: cross gable roof - asphalt shingles Features: bay window, porch Historic modifications: porch columns, additions; Non-historic modifications: rear addition Original use: single family house; Historic use: single family house; Current use: single family house / daycare Owners: c.1857-1902 - William A. and Josephine Stiles (carpenter/contractor) - earlier house on lot replaced by current house - likely around 1870 (appears on 1874 map, 1892 Sanborn map) 1900 birthplace of head: US - MD; parents: n Owners: 1903-1957 - Dr. Charles W. and Bessie McLaughlin Value/rent per 1930 census: \$6000 Owners: 1957-1971 - Dale and Helen Woodburn (farmer, school cook), 1971-1975 - Helen Woodburn Garage: c.1950s - detached frame - two car - wood siding (beveled) - gable front roof - asphalt shingles
Map #WS-092 314 W. Main St Iowa #92-00412	Ada B. Davis House c.1917 - bungalow - side gable - 1 1/2 story - brick / frame - board and batten gable Foundation: brick veneer / tile block; Roof: side gable roof - asphalt shingles Features: wide eaves, brackets, siding, Craftsman windows, front porch Historic modifications: - ; Non-historic modifications: some vinyl second story windows

Map/Survey # Address NRHP Evaluation	Historic name Significant dates – Architectural style, height, materials, features Original/historic uses and history Garage details
NRHP Evaluation: District: yes - 2 contributing buildings Individual: more research - C	Original use: single family house; Historic use: single family house; Current use: single family house Owners: 1916-1926 - Ada B. Davis (widow), 1926-1936 - John and Essie Koch (farmer), 1936-1942 - B.F. and Emma Bostwick (Washington Oil Co) Value/rent per 1930 census: \$6000 Owners: 1942-1966 - Logan and Sophia Ahrens, 1967-1970s - Sophia Ahrens Garage: c.1920s - detached brick - one car - brick / board and batten gables - gable front roof - asphalt shingles
Map #WS-093 320 W. Main St Iowa #92-00413 NRHP Evaluation: District: yes - 1 contributing building, 1 non-contributing building Individual: no	James B. and Minerva Teller House 1889 - Queen Anne - 2 story - frame - aluminum Foundation: stone; Roof: combination hip/gable - asphalt shingles Features: decorative porch, sunburst gables, bay windows Historic modifications: - ; Non-historic modifications: siding Original use: single family house; Historic use: 2-5 family house - part/all rental; Current use: five unit dwelling Owners: 1889-1910 - James B. and Minerva Teller (deputy clerk of court), also daughter Cora 1900 birthplace of head: US - NY; parents: US - NY, US - NY Owners: 1910-1912 - M.E. Church owned house, 1912-1924 - George Ross and sister Cordelia Ross, 1924-1937 - Marcellus R. and Mary W. Meek, 1937-1940 - Marcellus Meek, also son Harvey Meek Value/rent per 1930 census: \$10000 Owners: 1940-1948 - Harvey and Alma Meek (driver for fire dept), 1948-1951 - Grace Miller, 1951-1958 - Alma Meek (five residents listed here in 1950s), 1958-1966 - Lois Humston (niece), 1966-1973 - Lloyd Humston (father) - used as rental - five residents listed Garage: c.1989 - detached frame/metal - four car - metal - side gable roof - metal
Map #WS-094 305 W. Main St Iowa #92-00397 NRHP Evaluation: District: yes - 1 contributing building Individual: yes - A, B	William and Sarah Scofield House c.1877 - Italianate - 2 story - brick Foundation: stone; Roof: cross gable - asphalt shingles Features: decorative window hoods, brackets, bay window with turret, bay window Historic modifications: 1930 - south/rear additions; Non-historic modifications: 1968 - west/northwest additions Original use: single family house; Historic use: funeral home from 1930-1996; Current use: law office/commercial Owners: 1877-1904 - William and Sarah Scofield (real estate) - retired/moved to CA by 1910 1900 birthplace of head: US - NY; parents: US - CT, US - CT Owners: 1904-1919 - Marsh W. and Mary Bailey (lawyer, first president of Washington Co Historical Society in 1905), 1920-1924 - Homer and Martha Darbyshire (manager for Iowa Gas & Electric Co), 1924-27 - owned by George Pauls - rental? Value/rent per 1930 census: \$12000, 35 Owners: 1927-1930 - John and Clara Droz, also rental family; 1930-1959 - Sherman Funeral Home - operated by Roger Sherman, 1959-1996 - Sherman-Eden Funeral Home - operated by Wendell D. and Betty J. Eden Garage: attached to south (1930 addition)
Map #WS-095 315 W. Main St Iowa #92-00398	William A. and Jennie Cook House c.1912 - bungalow - side gable / cross gable - 1 1/2 story - frame - aluminum Foundation: concrete block - rusticated; Roof: cross gable - asphalt shingles Features: wide eaves, decorative gables, triangular brackets, side chimney, front dormer Historic modifications: - ; Non-historic modifications: siding, windows, enclosed porch

Map/Survey # Address NRHP Evaluation	Historic name Significant dates – Architectural style, height, materials, features Original/historic uses and history Garage details
NRHP Evaluation: District: yes - 2 contributing buildings Individual: more research - B	Original use: single family house; Historic use: single family house; Current use: single family house Owners: (earlier house owned by Cook family) Owners: 1897-1931 - William A. and Jennie Cook - new house around 1912 when he retired from Cook & Sherman (drug store) - involved in banking/real estate in 1910s; 1931-1937 - Jennie Cook Value/rent per 1930 census: \$7500 Owners: 1937-1943 - Stella Latchem, 1943-1977 - Will and Edith Sheetz, 1978-? - Wendell and Betty Eden (Sherman-Eden Funeral Home) Garage: c.1945 - detached frame - two car - wood siding - gable front roof - asphalt shingles
Map #WS-096 321 W. Main St Iowa #92-00399 NRHP Evaluation: District: yes - 1 contributing building, 1 non-contributing building Individual: no	Martin and Willie Miller House 1889 - Queen Anne - 2 story - frame - aluminum Foundation: stone; Roof: front gable / combination - asphalt shingles Features: decorative porch, decorative balcony, decorative windows, asymmetrical massing Historic modifications: - ; Non-historic modifications: siding Original use: single family house; Historic use: single family house (boarders); Current use: single family house Owners: 1889-c.1905 - Martin and Willie Miller (dry goods merchant - New York Store), c.1905-1917 - Willie (Willa) D. Miller (widow), 1916-1919 - Ben and Dorothy Wallace (Wallace Lumber Co) 1900 birthplace of head: US - PA; parents: US - PA, US - PA Owners: 1919-1931 - Samuel and May Donahey (salesman, telegraph operator) Value/rent per 1930 census: \$6000 Owners: 1931-1967 - Esther Essley (social editor of the Evening Journal, boarders also here), 1968-1970s - Hubert and Laura M. Romine Garage: c.1976 - detached frame - two car - wide wood siding - side gable roof - asphalt shingles
Map #WS-097 404 W. Main St Iowa #92-00774 NRHP Evaluation: District: yes - 1 non-contributing building Individual: no	School Administration Building 1974 - school building - 1 story - brick Foundation: s - concrete; Roof: flat – rubber membrane Features: low horizontal profile Historic modifications: -; Non-historic modifications: - Original use: school admin building; Historic use: school admin building; Current use: school admin building Owners: 1856-57 - first school built on this site; 1900 - new brick high school built on this site, converted to junior high in 1919, closed in 1962; 1962-1967 - old building used as administrative offices, then demolished in Dec 1967 Owners: 5-1973 - bond issue approved for new building; 10-23-1974 - open house for new administration building Garage: none
Map #WS-098 414 W. Main St Iowa #92-00414 NRHP Evaluation: District: yes - 1 contributing building	Jackson and Eliza Smith House 1891 - Victorian vernacular (T-plan) - 1 1/2 story - frame - wide wood siding Foundation: stone (brick); Roof: cross gable roof - asphalt shingles Features: vergeboard in gables, entry porch Historic modifications: rear addition; Non-historic modifications: rear garage addition (1968) Original use: single family house; Historic use: rental - single family house; Current use: single family house Owners: 1891 - built for Jackson C. and Eliza Smith, 1890s - Jackson C. and Eliza

Map/Survey # Address NRHP Evaluation	Historic name Significant dates – Architectural style, height, materials, features Original/historic uses and history Garage details
Individual: no	<p>Smith (grocer), 1900-01 - Eliza Smith 1900 birthplace of head: n; parents: n Owners: 1901-1904 - Amos Alberson (grocer), 1904-1913 - owned by William Schofield (Schofield?) and used as rental - Henry Tollenaar in 1910, 1913-1919 - owned by J.G. Miller and used as rental, 1920-1927 - owned by Margaret Simpson - still rental Value/rent per 1930 census: \$4500 Owners: 1927-1935 - Richard and Sarah McCleery (partner with father in McCleery Calendar Company, owned/occupied), 1935-1943 - owned by Josephine Puckett and used as rental, 1944-1963 - O.A. Kessler, 1963-1970s - Eunice Letts</p> <p>Garage: - attached frame (addition)</p>
<p>Map #WS-099</p> <p>420 W. Main St</p> <p>Iowa #92-00415</p> <p>NRHP Evaluation: District: yes - 1 contributing building, 1 non-contributing Individual: no</p>	<p>Samuel and Eliza Gardner House c.1911 - Foursquare - 2 story - frame - vinyl siding Foundation: stone; Roof: hip roof - asphalt shingles Features: full front porch with round columns, hip roof dormers, cubical form Historic modifications: - ; Non-historic modifications: windows, siding</p> <p>Original use: single family house; Historic use: single family house - rented from 1920s-40s; Current use: single family house Owners: (earlier house - owned by Gardner family - 1896-1910s) Owners: c.1911 - new house built for Gardner family; 1911-1918 - Samuel and Eliza Gardner (landlord/retired), Aner Gardner; 1918-1944 - owned by Howard Gardner - rented to Henry and Edith Shields (lumber yard - John Shields & Sons) - Shields bought in 1944 Value/rent per 1930 census: \$n Owners: 1948-1966 - Walter C. and Florence Sheets; 1966-1970s - Burdell E. Martin</p> <p>Garage: c.1998 - detached frame - vertical T111 siding - gable front roof - asphalt shingles</p>
<p>Map #WS-100</p> <p>403 W. Main St</p> <p>Iowa #92-00400</p> <p>NRHP Evaluation: District: yes - 2 contributing buildings Individual: more research - B, C</p>	<p>Frank W. and Wena Brindley House 1903 - Queen Anne - 2 story - frame - vinyl siding Foundation: stone; Roof: combination hip/gable Features: wrap around porch, projected gables, brackets, flared mid-story line Historic modifications: - ; Non-historic modifications: siding</p> <p>Original use: single family house; Historic use: two family dwelling in 1930s-50s+ (upper unit for daughter's family); Current use: single family house - owner occupied Owners: earlier house on lot - lot bought by Frank Brindley in 1888 - owned until 1910 1900 birthplace of head: US - OH; parents: US - OH Owners: 1903 - new house built by Frank W. (and Wena) Brindley (grocer for Brindley & Co) Value/rent per 1930 census: \$10000, 35 Owners: 1910-1952 - David and Ferne McLaughlin (farmer/stock dealer) - daughter Mildred and husband George Rudiger (insurance) also here in 1930s-50s; 1958-1975 - Mildred and George Rudiger (insurance), Walter and Grace Brown also here in 1972</p> <p>Garage: c.1920s - detached frame - vinyl siding - hip roof (flared) - asphalt shingles</p>
<p>Map #WS-101</p> <p>409 W. Main St</p> <p>Iowa #92-00401</p> <p>NRHP Evaluation: District: yes - 2</p>	<p>Albert and Janet Morris House c.1868, 1941 - Gothic Revival (gable-front - 1 1/2 story) - 1 1/2 story - frame - wide wood siding Foundation: brick / stucco over brick, concrete block; Roof: front gable roof - asphalt shingles Features: steep gable roof, windows with shoulders, decorative entry porch Historic modifications: wide wood siding; 1942 - converted to 2 apts - second story expanded to side for additional space; Non-historic modifications: rear addition</p>

Map/Survey # Address NRHP Evaluation	Historic name Significant dates – Architectural style, height, materials, features Original/historic uses and history Garage details
contributing buildings Individual: more research - B	<p>Original use: single family house; Historic use: single family house, rental by 1950s; Current use: two family conversion Owners: 1867 - James M. Denny (lumber co), 1869-1880 - Albert and Janet Morris (dry goods, New York Store), 1880-1890 - James and Minerva Teller (clerk in district court), 1890-1893 - Belle Brown, 1893-1897 - Oral K. Clapper, 1897-1903 - Perry Van Winkle Owners: 1903-1906 - W.J. and Minnie Reynolds (photographer), 1906-1908 - John C. Little, 1908-1909 - Isabella Latta, 1909-1920s - George W. and Margaret Corbin, 1920s-1930s - Margaret Corbin, Elizabeth Corbin, Nita Corbin Value/rent per 1930 census: \$6000 Owners: 1940s - Elizabeth Corbin, daughter Nita Corbin - remodeled in 1941 into two apartments - second story enlarged; 1950s-60s - owned by Corbin family and rented out (Richard and Beverly Young); 1968-1975 - owned by Marion and Alice Swanson and rented out</p> <p>Garage: c.1920s - detached frame, carport (2003) - wood siding - gable front roof (clipped) - asphalt shingles</p>
Map #WS-102 415 W. Main St Iowa #92-00163 NRHP Evaluation: District: yes - 2 contributing buildings Individual: no	<p>Dr. Gerhard and Sophia Eiskamp House c.1905 - Queen Anne - 2 story - frame - wide wood siding Foundation: concrete block - rusticated; Roof: combination hip/gable Features: wrap around porch Historic modifications: wide wood siding, 2nd story on rear section; Non-historic modifications: -</p> <p>Original use: single family home; Historic use: two family dwelling by 1930; Current use: two family conversion Owners: (earlier house - 1883-1895 - Abigail Mealey, 1895-1897 - M.P. Miller - The New York Store) 1900 birthplace of head: Germany; parents: Germany, Germany Owners: 1897-1914 - Dr. Gerhard H. and Sophia Eiskamp (physician) - house likely built between 1903 and 1909 (on 1909 Sanborn map); 1914-1920 - Charles and Laura Atkinson (retired); 1920-1928 - Russell Davis; 1928-1938 - John P. and Martha Wood Value/rent per 1930 census: \$6000, 35 Owners: 1938-1948 - Raymond and Bertha Minick (Raberta Beauty Shoppe); 1948-1980s - Edward and Frances Nardy</p> <p>Garage: c.1920s - detached frame - wood board and batten siding - gable front roof (clipped) - asphalt shingles</p>
Map #WS-103 421 W. Main St Iowa #92-00403 NRHP Evaluation: District: yes - 1 contributing building, 1 non-contributing Individual: no	<p>Thomas and Susan Wheelan House c.1922 - Craftsman - 2 story - frame - vinyl siding Foundation: concrete block (brick); Roof: side gable roof - asphalt shingles Features: full front porch, wide eaves, triangular brackets, front shed-roof dormer Historic modifications: - ; Non-historic modifications: windows, siding, foundation</p> <p>Original use: single family home; Historic use: single family home; Current use: single family home Owners: (earlier house - Brindleys rented out - also W.R. Cubbins; 1919-1920 - Charles and Mary Brewer) Owners: 1920-1943 - Thomas and Susan (Susie) Wheelan (farmer/retired), Value/rent per 1930 census: \$10000 Owners: 1943-1945 - Mattie McAvoy, 1945-1950 - F.M. and Margaret Malin, 1950-1952 - Harry and Birdie Mayo, 1952-1965 - Anna Sheets (widow), Wilmer Sheets also lived here; 1965-1970s - Lester and Rose Worley</p> <p>Garage: c.1973 - detached frame - vertical T111 siding - side gable roof - asphalt</p>

Map/Survey # Address NRHP Evaluation	Historic name Significant dates – Architectural style, height, materials, features Original/historic uses and history Garage details
	shingles
Map #WS-104 502 W. Main St Iowa #92-00775 NRHP Evaluation: District: yes - 1 contributing building Individual: no	Phebe Gardner House c.1894 (1882?) - side gable - 2 story - 2 story - frame - vinyl siding Foundation: stone; Roof: side gable roof - asphalt shingles Features: - Historic modifications: - ; Non-historic modifications: siding, windows, porch, addition Original use: single family home; Historic use: single family home - rental; Current use: single family home Owners: 1881-1899 - Phebe Gardner (widow) (originally numbered as 103 S. Avenue D (Jackson)), 1899-1902 - Clarence and Norma Van Sickle (salesman), 1902-1906 - Charles F. Ward 1900 birthplace of head: n; parents: n Owners: 1906-1927 - Thomas T. and Jane America Maxwell (retired farmer), 1927-1937 - owned by Harry W. Maxwell - rental house - Don Maxwell lived here by 1935, 1937-38 - owned by Donald and Minnie Maxwell, 1937-1943 - Nathaniel & Ruth Young (farm manager, nurse) Value/rent per 1930 census: \$25 Owners: 1943-1959 - owned by Mabel S. Livingston - used as rental, 1959-1975 - owned by Robert Day - used as rental Garage: attached (2004 addition)
Map #WS-105 508 W. Main St Iowa #92-00416 NRHP Evaluation: District: yes - 1 contributing building, 1 non-contributing Individual: more research - B	Amos and Eva Durst House c.1917 - bungalow - gable-front - 1 1/2 story - frame - wood shingles, aluminum siding Foundation: concrete block - rusticated; Roof: front gable roof - asphalt shingles Features: wide eaves with brackets, shingles on 2nd story, porch, wood windows Historic modifications: - ; Non-historic modifications: siding on 1st story, porch enclosed Original use: single family home; Historic use: single family home; Current use: single family home Owners: 1917-1928 - Amos and Eva Durst (house carpenter), 1928-1934 - Eva Durst (widow) Value/rent per 1930 census: \$4500 Owners: 1936-1939 - S.R. and Lillian (Jeffrey) Wallace, 1940s - Lillian Wallace (widow), 1950s - Mrs. A.P. Jeffrey (widow), 1958-1987 - Albert Ben and Wilma C. Schantz, west 44' of Lot 11 to north acquired in 1969 Garage: c.2005 - detached frame - vinyl siding - side gable roof - asphalt shingles
Map #WS-106 514 W. Main St Iowa #92-00417 NRHP Evaluation: District: yes - 1 contributing building, 1 non-contributing Individual: no	Dr. William E. and Myrtle Anderson House (#1) 1902 - Queen Anne (modified) - 2 story - frame - vinyl siding Foundation: stone; Roof: combination hip/gable - asphalt shingles Features: corner turret Historic modifications: - ; Non-historic modifications: siding, windows, porches Original use: single family home; Historic use: two family dwelling in 1940s-70s; Current use: single family home Owners: (part of the larger lot 6-7-8 property owned by W.E. and V.B. Kerr since 1891) Owners: 1901 - daughter Myrtle Kerr married Dr. W.E. Anderson; 1902 - house built - moved here in Sept; 1902-1909 - Dr. William E. and Myrtle Anderson, 1909-1920 - Sidney and Laura Smith (auto dealer / repair shop), 1920-1939 - Edward J. and Wade K. Wells Value/rent per 1930 census: \$6000 Owners: 1939-1950 - owned by Ivan and Ida Norton - used as rental, 1950-1973 - owned by Gladys Mace - lived on first story and used upper story as rental Garage: c.1998 - detached frame - vinyl siding - side gable roof - asphalt shingles

Map/Survey # Address NRHP Evaluation	Historic name Significant dates – Architectural style, height, materials, features Original/historic uses and history Garage details
Map #WS-107 516 W. Main St Iowa #92-00776 NRHP Evaluation: District: yes - 1 contributing building, 1 non-contributing Individual: more research - C	Etta H. Conner House c.1925 - bungalow - gable-front - 1 1/2 story - frame - wood shingles Foundation: concrete block - rusticated; Roof: front gable roof - asphalt shingles Features: wood window, entry hood, wood shingle siding Historic modifications: - ; Non-historic modifications: rear entry vestibule Original use: single family home; Historic use: single family home (rental); Current use: single family home (rental) Owners: (part of the larger lot 6-7-8 property owned by W.E. and V.B. Kerr since 1891, then Louisa Risk from 1913-1931) Owners: 1925 - house built, Louisa Risk sold property to Etta Conner and sister Minnie Conner (died in Jan 1926), 1926-1937 - Etta Conner, also brother Robert Conner, 1937-1940 - Ina L. McDowell - used as rental Value/rent per 1930 census: \$3500 Owners: 1940-1943 - Laurence and Ruth Dewitt (parts mgr for Tucker Chevrolet), 1943-1980 - owned by Della Miller and sister Winifred Schiebel - used as rental Garage: c.1980 - detached frame - vertical wood siding - gable front roof (clipped) - asphalt shingles
Map #WS-108 522 W. Main St Iowa #92-00418 NRHP Evaluation: District: yes - 1 contributing building, 1 non-contributing Individual: more research - B, C	William E. and Viola B. Kerr House 1892 - Second Empire - 2 story - frame - wood siding Foundation: stone; Roof: mansard roof - asphalt shingles Features: mansard roof, bow windows, brackets, bay windows Historic modifications: 1920s - front porch; Non-historic modifications: - Original use: single family home; Historic use: single family home; Current use: single family home Owners: 1856-1891 - Lots 6-7-8 owned by William Latta, 1891 - sold to William E. and Viola B. Kerr - built house in 1892 for \$3500, 1892-1913 - William E. and Viola B. Kerr (real estate / loans) 1900 birthplace of head: US - OH; parents: n Owners: 1913-14 - James T. and Louisa Risk, 1914-1931 - Louisa Risk (widow) Value/rent per 1930 census: \$5000 Owners: 1931-1974 - Edward E and Helen B. (Risk) Ward (salesman for H. B. Ward Co) (Louisa Risk lived here also 1931-35) Garage: c.2001 - detached frame - vinyl siding - side gable roof - asphalt shingles
Map #WS-109 526 W. Main St Iowa #92-00419 NRHP Evaluation: District: yes - 2 contributing buildings Individual: more research - B, C	Robert and Jean Patterson House c.1916 - Craftsman / Foursquare - 2 story - frame - wood siding Foundation: concrete block - rusticated; Roof: side gable roof - asphalt shingles Features: front porch, wood shingled gables/dormers, brackets, rafter tails, windows Historic modifications: c.1950 - rear addition; Non-historic modifications: attic windows Original use: single family home - rental; Historic use: single family home; Current use: single family home Owners: (part of the larger lot 6-7-8 property owned by W.E. Kerr since 1891, then Louisa Risk from 1913-1931) Owners: 1916-1937 - owned by David and Madora Patterson - never lived here (lived at 313 W. Jefferson), used as investment/rental from 1916-1920s Value/rent per 1930 census: \$6500 Owners: c.1928-1975 - Robert J. and Jean Patterson lived here - owned from 1937-1997 (Robert - manager of Wilson Coal Company in 1930s-50s), 1976-1990s - Jean Patterson Garage: c.1940s - detached frame - two car - wood siding - gable front roof (flattened) - asphalt shingles

Map/Survey # Address NRHP Evaluation	Historic name Significant dates – Architectural style, height, materials, features Original/historic uses and history Garage details
Map #WS-110 503 W. Main St Iowa #92-00404 NRHP Evaluation: District: yes - 1 contributing building, 1 non-contributing Individual: no	Oscar and Gertrude Davis House c.1911 - Foursquare - 2 story - frame - wood siding Foundation: concrete block - rusticated, replaced SE corner; Roof: hip roof - asphalt shingles Features: front porch wraps around corner, dormers, bay/oriel windows Historic modifications: - ; Non-historic modifications: 1997 - rear addition Original use: single family home - rental; Historic use: single family home; Current use: single family home Owners: (part of Western Add, Out Lot 1, replatted as Lot 1 in Keck's Addition) Owners: 1910-1917 - owned by lawyer/investor Edward J. Harmeier and two relatives - rental property; 1917-1919 - John R. and Nora Bryson, 1919-1947 - Oscar H. and Gertrude Lula Davis (farmer) Value/rent per 1930 census: \$6500 Owners: 1948-1966 - Mary J. Davis, 1967-1974 - owned by Davis heirs and used as rental Garage: c.1993 - detached frame - two car - vertical T111 siding - side gable roof - asphalt shingles
Map #WS-111 509 W. Main St Iowa #92-00405 NRHP Evaluation: District: yes - 2 contributing buildings Individual: more research - C	John F. and Nannie Simpson House 1910 - Foursquare - 2 story - frame - wood siding Foundation: stone; Roof: hip roof - asphalt shingles Features: front porch with columns/cantilever roof, bay/oriel windows, dormers, wide flared eaves, flared second story siding, circular window Historic modifications: - ; Non-historic modifications: some small windows Original use: single family home; Historic use: single family home; Current use: single family home Owners: (part of Western Add, Out Lot 1, replatted part of Lot 1 in Keck's Addition) Owners: 1910-1914 - owned by contractor John F. Simpson, who built a 8-room home on W. Main in 1910 (wife Nannie); 1914-1917 - John R. and Nora Bryson (retired), 1917-1925 - Leroy and Sadie Burham (farmer) Value/rent per 1930 census: \$6000 Owners: 1925-1955 - Clarence B. and Alice B. Yard (farmer); 1956-1976 - Charles J. and Delores D. Franzen (meterman for Iowa Southern Utility) Garage: c.1940s - detached frame - one car - wood siding - gable front roof - asphalt shingles
Map #WS-112 515 W. Main St Iowa #92-00406 NRHP Evaluation: District: yes - 1 contributing building, 1 non-contributing Individual: no	Elizabeth Corbin House 1910 - bungalow - side gable - 1 1/2 story - frame - aluminum siding Foundation: concrete block - beveled; Roof: side gable roof - asphalt shingles Features: front porch, flared eaves, dormers, oriel/bay windows Historic modifications: - ; Non-historic modifications: siding, windows Original use: single family home; Historic use: single family home - rental; Current use: single family home Owners: (part of Western Add, Out Lot 1, replatted part of Lot 2 in Keck's Addition) Owners: 1903-1918 - owned by Charles H. Keck - house built for Keck on W. Main in 1910 -on 1917 map; 1918-19 - Harwin T. and Frances Reynolds; 1919-1942 - owned by Elizabeth Corbin (widow) - lived here with daughters in 1920s, then rental in 1930s Value/rent per 1930 census: \$35 Owners: 1942-1967 - owned by Nita Corbin and Margaret Corbin Vogel - used as rental; 1967-1970 - owned by Margaret C. Vogel, 1970-2001 - Jerry and Joyce Bryan Garage: c.1988 - detached frame - two car - vinyl siding - gable front roof - asphalt shingles

Map/Survey # Address NRHP Evaluation	Historic name Significant dates – Architectural style, height, materials, features Original/historic uses and history Garage details
Map #WS-113 523 W. Main St Iowa #92-00407 NRHP Evaluation: District: yes - 1 contributing building, 1 non-contributing Individual: no	Henrietta F. Stewart House c.1907 - Foursquare - 2 story - frame - vinyl siding Foundation: concrete block - rusticated; Roof: hip roof - asphalt shingles Features: hip roof dormers, Foursquare form, full porch Historic modifications: - ; Non-historic modifications: rear addition, windows, siding, porch <hr/> Original use: single family home; Historic use: single family home - rental from 1930-45; Current use: single family home Owners: (part of Western Add, Out Lot 1, replatted as Lot 3 in Keck's Addition) Owners: 1902-1910 - lot owned by Ira M. Sproull (banker, bro-in-law of Charles H. Keck), house built c.1907 - on 1909 map; 1910-1916 - Henrietta Stewart (widow), 1916-19 - James N. and Ester Sands (retired farmer), 1919-1923 - William J. and Myrtle Todd (farmer) Value/rent per 1930 census: \$5000 Owners: 1923-1930 - Frances Galloway (widow), 1930-1945 - owned by Daryl D. Dayton and used as rental, 1945-1977 - Lyman R. and Carrie Carbee (telegraph operator, retired) <hr/> Garage: c.1984 - detached frame - two car - vinyl siding - gable front roof - asphalt shingles
Map #WS-114 529 W. Main St Iowa #92-00408 NRHP Evaluation: District: yes - 1 contributing building (A), 1 non-contributing Individual: more research - B	Charles H. and Ada B. Pauls House c.1909 - gable-front - 2 story - 2 story - frame - wood siding Foundation: concrete block - rusticated; Roof: front gable roof - asphalt shingles Features: wide eaves Historic modifications: - ; Non-historic modifications: windows <hr/> Original use: single family home; Historic use: single family home; Current use: single family home Owners: (part of Western Add, Out Lot 1, replatted as Lot 4 in Keck's Addition) Owners: 1909-1912 - Charles H. and Blanche Pauls (clerk, Citizens Savings Bank), 1912-1941 - John H. and Sarah Catherine Squire (county treasurer, later councilman, retired) Value/rent per 1930 census: \$5000 Owners: 1941-c.1950 - Harry L. and Elizabeth Barker (retired), c.1950-1960 - Elizabeth Barker (widow), 1960-1973 - Burr B. and Marie C. Bordwell, 1973-1977 - Marie C. Bordwell <hr/> Garage: c.1999 - detached frame - two car - vertical T111 siding - gable front roof - asphalt shingles
Map #WS-115 601 W. Main St Iowa #92-00409 NRHP Evaluation: District: yes - 1 contributing building (A), 1 non-contributing Individual: no	Charles and Mary Wabnitz House c.1903 - Queen Anne - 2 story - frame - vinyl siding Foundation: stone (clad in stucco); Roof: combination hip/gable - asphalt shingles Features: front porch Historic modifications: - ; Non-historic modifications: siding, windows, 1999 - rear addition <hr/> Original use: single family home; Historic use: single family home - rental during short periods; Current use: single family home Owners: (part of Western Add, Out Lot 2, replatted as Lot 5 in Keck's Addition) Owners: 1902 - lot owned by Charles H. Keck, Emma (Sproull) Skinner; Feb 1903-1911 - Charles F. and Mary A. Wabnitz (retired farmer); 1911-1919 - owned by C.R. Wells - not here in 1917; 1919-1920 - Charles and Blanche Pauls; 1920-1921 - William A. Palmer Value/rent per 1930 census: \$6000 Owners: 1921-1930 - Jacob and Ida Hotle (retired), 1930-1935 - Bertha E. Phillips

Map/Survey # Address NRHP Evaluation	Historic name Significant dates – Architectural style, height, materials, features Original/historic uses and history Garage details
	<p>(widow); 1935-1940 - Emma Wittman - used as rental; 1940-41 - Peter H. Naber; 1941-43 - Frances E. Chandler; 1943-1976 - Millard E. and Pauline DeLashmutt, 1976-89 - Millard only</p> <p>Garage: c.1997 - detached frame - two car - vinyl siding - cross gable roof - asphalt shingles</p>
<p>Map #WS-116 607 W. Main St Iowa #92-00164</p> <p>NRHP Evaluation: District: yes - 1 contributing building (A), 1 non-contributing Individual: no</p>	<p>William and Helen Fulton House 1902 - Foursquare - 2 story - frame - vinyl siding Foundation: stone (clad in stucco); Roof: hip roof - asphalt shingles Features: front porch, dormers Historic modifications: - ; Non-historic modifications: siding, windows</p> <p>Original use: single family home; Historic use: single family home; Current use: single family home Owners: (part of Western Add, Out Lot 2, replatted as Lot 6 in Keck's Addition) Owners: 1902 - lot owned by Charles H. Keck, 1902-1920s - William and Helen Fulton (carpenter, retired), daughter Helen also lived here (bookkeeper for Iowa Gas & Electric Co), 1920s - daughter Mame and husband Dr. Edmond M. McConaughy (dentist) Value/rent per 1930 census: \$8000 Owners: 1930s - Dr. Edmond M. and Mame McConaughy, also Helen J. Fulton; 1940s-1950s - Helen J. Fulton, sister Mame McConaughy; 1962-1976 - owned by Colette Bruty (widow) - used as rental for Phil and Sarah Leyden</p> <p>Garage: c.1977 - detached frame - two car - vinyl siding - gable front roof - asphalt shingles</p>
<p>Map #WS-117 619 W. Main St Iowa #92-00777</p> <p>NRHP Evaluation: District: yes - 1 contributing building (A) Individual: no</p>	<p>John (and ?) Copp House 1959 - ranch - hip roof - 1 story - frame - wide wood siding Foundation: concrete; Roof: hip roof - asphalt shingles Features: - Historic modifications: - ; Non-historic modifications: c.1991 rear addition, siding, windows</p> <p>Original use: single family home; Historic use: single family home; Current use: single family home Owners: (part of Hiram Scofield property - c.1870 house at 633 W. Main; 1946-1959 - lots owned by St James Catholic Church) Owners: 1959 - Dallas and Virginia Chamberlin, 1959-1961 - John A. Copp, 1961-1967 - William and Dorothy Matson, 1967-1979 - John and Martha Wheelen (retired farmer)</p> <p>Garage: attached</p>
<p>Map #WS-118 623 W. Main St Iowa #92-00778</p> <p>NRHP Evaluation: District: yes - 1 contributing building (A) Individual: no</p>	<p>James and Patricia Harris House c.1958 - ranch - hip roof - 1 story - frame - wide wood siding Foundation: concrete; Roof: hip roof - asphalt shingles Features: - Historic modifications: - ; Non-historic modifications: -</p> <p>Original use: single family home; Historic use: single family home; Current use: single family home Owners: (part of Hiram Scofield property - c.1870 house at 633 W. Main; 1946-1956 - lots owned by St James Catholic Church) Owners: 1956-1959 - Dallas and Virginia Chamberlin, 1959-1962 - James and Patricia Harris, 1962-1989 - Martha (Mary) C. Rotenburger</p> <p>Garage: attached</p>
<p>Map #WS-119</p>	<p>Ernie and Josephine Kriner House c.1957 - ranch - hip roof - 1 story - frame - wide wood siding</p>

Map/Survey # Address NRHP Evaluation	Historic name Significant dates – Architectural style, height, materials, features Original/historic uses and history Garage details
627 W. Main St Iowa #92-00779 NRHP Evaluation: District: yes - 1 contributing building (A) Individual: no	Foundation: concrete; Roof: hip roof - asphalt shingles Features: - Historic modifications: - ; Non-historic modifications: - Original use: single family home; Historic use: single family home; Current use: single family home Owners: (part of Hiram Scofield property - c.1870 house at 633 W. Main; 1946-1956 - lots owned by St James Catholic Church) Owners: 1957-1968 - Ernie and Josephine Kriner (owner/operator of Maid Rite Sandwich Shop, c.1950-c.1967), 1968-1972 - George E and Carolyn B Gebhardt (retired), 1973-1985 - Raymond V. and Hazel M. Redlinger (retired) Garage: attached
Map #WS-120 633 W. Main St Iowa #92-00780 NRHP Evaluation: District: yes - 1 contributing building (A) Individual: more research - C	Dallas and Virginia Chamberlin House c.1956 - ranch - hip roof - 1 story - frame - wide wood siding Foundation: concrete; Roof: hip roof - asphalt shingles Features: horizontal 2/2 wood windows, picture window, recessed/projected façade Historic modifications: - ; Non-historic modifications: - Original use: single family home; Historic use: single family home; Current use: single family home Owners: (part of Hiram Scofield property - c.1870 house at 633 W. Main; 1946-1956 - lots owned by St James Catholic Church) Owners: 1956-1964 - Dallas and Virginia Chamberlin (sporting goods shop, coach), 1964-2015 - Virginia Chamberlin (various jobs - cook/nurse/sales) Garage: attached
Map #WS-121 602 W. Main St Iowa #92-00781 NRHP Evaluation: District: yes - 2 non-contributing buildings Individual: no	Nicholas and Mary Smith House c.1882 (1868?), 1999 - T-plan - 2 story - frame - vinyl siding Foundation: stone / concrete; Roof: cross gable roof - asphalt shingles Features: - Historic modifications: - ; Non-historic modifications: 1989 - rear addition, 1999 - front addition, siding, windows Original use: single family home; Historic use: single family home; Current use: single family home Owners: 1867 - William Latta (carpenter), 1867-1869 - W. Pelton, 1870 - L.S. Daugherty, 1870-1875 - John and Malinda Jacobs (produce dealer), 1875-1882 - Noah and Caroline Jacobs 1900 birthplace of head: US - OH; parents: US - PA, US - PA Owners: 1882-1890s - Nicholas and Mary Smith (carpenter/retired), daughters Ellen (dressmaker), Jane (dressmaker), Maggie (teacher), and Clara (teacher), 1890s-1900s - Nicholas Smith (retired), daughters Ellen (nurse), Jane (dressmaker), and Maggie (teacher) Value/rent per 1930 census: \$3000 Owners: 1913-1967 - John M. and Helen B. Kelly (Kelly's Popcorn Stand, Kelly's Confectionary), 1967-1977 - Helen Kelly, daughter Winifred Kelly Garage: c.1984 - detached frame - two car (size) - vertical wood boards - gable front roof - asphalt shingles
Map #WS-122 606 W. Main St Iowa #92-00782	Henry and Teresa Eagle House c.1924 - bungalow - side gable - 1 1/2 story - frame - aluminum siding Foundation: concrete block - rusticated; Roof: side gable - asphalt shingles Features: exposed rafter tails, porch, bay window, wood windows Historic modifications: - ; Non-historic modifications: enclosed rear porch, side addition

Map/Survey # Address NRHP Evaluation	Historic name Significant dates – Architectural style, height, materials, features Original/historic uses and history Garage details
NRHP Evaluation: District: yes - 2 contributing buildings Individual: no	Original use: single family home; Historic use: single family home; Current use: single family home Owners: (1867-1924 - lot owned as part of property to east - 602) Owners: 1924-c.1926 - Henry and Teresa Eagle (retired), c.1926-1943 - Teresa Eagle, lived here until into early 1930s, used as rental by 1935; 1943-1951 - Matt Gent Value/rent per 1930 census: \$6000 Owners: 1951-1963 - Joseph and Mildred McGraw, 1964-1966 - McGraw heirs, 1966-1984 - Merton and Leona Schnobelen Garage: c.1924 - detached frame - one car - vertical wood siding - gable front roof - asphalt shingles
Map #WS-123 610 W. Main St Iowa #92-00783 NRHP Evaluation: District: yes - 2 contributing buildings Individual: no	Lucy Dempsey House 1950 - ranch - 1 story - frame - vinyl siding Foundation: concrete block; Roof: side gable roof with front cross gable - asphalt shingles Features: horizontal 2/2 wood windows, picture windows,, corner windows, bay window, projected façade Historic modifications: - ; Non-historic modifications: siding Original use: single family home; Historic use: single family home; Current use: single family home Owners: (1870-1950 - lot owned as part of property to west - 618) Owners: 1950-1978 - Lucy Dempsey (secretary at National Bank, 1963 - retired), sisters Alice, Cecile, Bertha, Kathryn, and Nell also lived here at various point when retired Garage: c.1960 - detached frame - one car - wood siding - gable front roof - asphalt shingles
Map #WS-124 618 W. Main St Iowa #92-00784 NRHP Evaluation: District: yes - 2 contributing buildings Individual: no	Adam Wombacher House 1902 - Queen Anne - 2 story - frame - aluminum siding Foundation: stone; Roof: combination hip/gable - asphalt shingles Features: decorative gables, wrap around porch, 2/2 wood windows Historic modifications: - ; Non-historic modifications: siding Original use: single family home; Historic use: single family home; Current use: single family home Owners: (earlier house - 1870-93 - Thomas S. and Nannie Daugherty, 1893-1902 - Rev. James C.W. and Zerilda Cox (Methodist Episcopal minister)) 1900 birthplace of head: US - NY; parents: US - NY, US - NY Owners: Dec 1902 - old Coxe house on W. Main torn down and replaced with modern dwelling; 1902-1904 - Adam Wombacher, daughter Louisa, brother John; 1904-1913 - Louisa Wombacher, also John lived here; 1913-1947 - Louisa Wombacher Value/rent per 1930 census: \$6000 Owners: 1948-1951 - Leonard T and Mary A McKeone, 1951-1956 - C. Arthur and Louise G Dalin; 1956-1967 - William and Menzea Marie; 1967-1973 - Menzea Marie, 1973-1981 - Darrell W and Delores Chalupa Garage: c.1958 - detached frame - one car - vertical wood siding - gable front roof - asphalt shingles
Map #WS-125 628 W. Main St Iowa #92-00785	Jeanette Simmons House c.1902 - Queen Anne - 2 story - frame - wide wood siding Foundation: stone; Roof: cross gable - asphalt shingles Features: small gables within large gables Historic modifications: 1950s - porch columns, conversion to duplex, siding; Non-historic modifications: -

Map/Survey # Address NRHP Evaluation	Historic name Significant dates – Architectural style, height, materials, features Original/historic uses and history Garage details
NRHP Evaluation: District: yes - 2 contributing buildings (A, C) Individual: no	Original use: single family home; Historic use: single family home - duplex by 1950s; Current use: three family conversion Owners: 1860s-1900s - lot owned with house to west, built c.1902 by L.G. Glasgow and sold Owners: 1902-1919 - Jeanette (Nettie) Simmons (widow), also Fred and Bertha (daughter) Smith (cashier for bank, land agent); 1919-1920 - J.C. and Jennie Ford (men's clothing store); 1920-1927 - owned by Busby family - rental; 1927-28 - Frank Sage Value/rent per 1930 census: \$7000 Owners: 1928-1965 - Dr. Eli E. and Nina Stutsman (ear/nose/throat, physician, retired in 1950s), 1950s-60s - also renters at 628 1/2; 1965-1971 - Nina Stutsman; 1970s - Kenneth and Rosemary Hanson (duplex) Garage: c.1910s - detached frame - two car - wood siding, cornerboards - hip roof (flared) - asphalt shingles
Map #WS-126 634 W. Main St Iowa #92-00786 NRHP Evaluation: District: yes - 1 contributing building (A, C), 1 non-contributing building Individual: no	Robert and Mary Glasgow House c.1860s? - gable-front - 1 1/2 story - 1 1/2 story - frame - vinyl Foundation: stone; Roof: front gable - metal Features: side gable-roof dormers, porch Historic modifications: - ; Non-historic modifications: siding, rear addition Original use: single family house; Historic use: single family house; Current use: single family house Owners: 1860s-1894 - Robert and Mary Glasgow (representative in the Iowa General Assembly in 1861-1862, served in the Civil War in 1864-65, and served as county treasurer from 1865-1873), also children Mattie, Lorenzo, and Alma Sarah 1900 birthplace of head: US - OH; parents: US - OH, US - OH Owners: 1894-c.1902 - Lorenzo G. Glasgow (grocer), also sisters Mattie Glasgow and Alma Sarah White (artist); 1900s-1930s - primarily used as rental - owners: 1910 - C.E. Beatty, 1910-13 - John M. Kelly, 1913-c.1925 - Christina Warren, c.1925-1927 - J.H. Warren Value/rent per 1930 census: \$18 Owners: 1927-1942 - owned by Ida Bateman - rental - rented to Fred Burger by 1938-42; 1942-1960 - Fred and Margaret Pearl Burger (Burger's Produce), 1961-1970s - Mary Gevock Garage: c.1984 - detached frame - wide wood siding - gable front roof - asphalt shingles
Map #WS-127 703 W. Main St Iowa #92-00787 NRHP Evaluation: District: yes - 2 contributing buildings Individual: more research - B, C	Jay and Helen Brewer House 1946 - minimal traditional (with front cross gable) - 1 story - frame - aluminum siding Foundation: concrete; Roof: cross gable - asphalt Features: front cross gable, brick veneer entry, wood 6/6 windows Historic modifications: - ; Non-historic modifications: - Original use: single family house; Historic use: single family house; Current use: single family house Owners: 1945 - Earl Wood (contractor) owned lot / built house; 1946-1970s - Jay and Helen Brewer (Brewer's Dairy, then livestock dealer) Garage: 1946 - detached frame - two car - vinyl siding - hip roof - asphalt shingles
Map #WS-128 709 W. Main St Iowa #92-00788	Samuel and Janet Boyd House c.1917 - Craftsman - 2 story - frame - wood siding Foundation: concrete block - rusticated (basketweave); Roof: side gable - asphalt shingles Features: Craftsman front porch, front dormer, wide eaves, rafter tails / brackets,

Map/Survey # Address NRHP Evaluation	Historic name Significant dates – Architectural style, height, materials, features Original/historic uses and history Garage details
NRHP Evaluation: District: yes - 2 contributing buildings Individual: no	weatherboard siding/bands Historic modifications: - ; Non-historic modifications: windows Original use: single family house; Historic use: single family house; Current use: single family house Owners: 1917-1950s - Samuel and Janet Boyd (laborer / yard foreman at Washington Lumber Co), also Reid Boyd (son, magazine subscriptions), also Ruth (Boyd) and Lyle Schulty by 1950s Value/rent per 1930 census: \$6000 Owners: 1960-1965 - Reid Boyd (Boyd's Magazine Subscription Agency) and Ruth (Boyd) Schulty (Ruth's Antique Shop) - husband Lyle Schulty (chef); 1965-1975 - Lyle and Ruth Schulty, 1975-1988 - Ruth Schulty Garage: c.1917? - detached frame - wood siding - hip roof - asphalt shingles
Map #WS-129 717 W. Main St Iowa #92-00789 NRHP Evaluation: District: yes - 2 non-contributing buildings Individual: no	Watson-Patterson House c.1891 - L-plan - 2 story - frame - vinyl Foundation: stone (stucco); Roof: cross gable - asphalt Features: - Historic modifications: - ; Non-historic modifications: 2010 remodel - windows, siding, porch Original use: single family house; Historic use: single family house; Current use: single family house Owners: 1891-1901 - John Patterson (retired/gardener), daughter Florence and husband Lewis Patterson also lived here with family 1900 birthplace of head: IA - OH; parents: n Owners: 1901-1940 - Lewis and Florence Patterson (traveling salesman) Value/rent per 1930 census: \$7500 Owners: 1944-1974 - Lester and Lovetta Kern (gas fitter) Garage: c.1975 - detached frame - vinyl siding - side gable roof - asphalt shingles
Map #WS-130 727 W. Main St Iowa #92-00790 NRHP Evaluation: District: yes - 1 contributing building, 1 non-contributing building Individual: no	John and Matilda Marie House c.1919 - bungalow - gable-front - 1 1/2 story - frame - aluminum siding Foundation: concrete block - rusticated; Roof: cross gable - asphalt shingles Features: wrap around front porch, side porch, wide eaves with brackets, multi-over-single-light wood windows Historic modifications: - ; Non-historic modifications: some windows, siding Original use: single family house; Historic use: single family house; Current use: single family house Owners: 1920-1940 - Dr. John Marie (dentist) and wife Matilda Marie Value/rent per 1930 census: \$8000 Owners: 1940-1955 - Dr. John Marie (widow), 1956-1970s - Charles and Winifred Schiebel (retired) Garage: c.1994 - detached frame - vinyl siding - hip roof - asphalt
Map #WS-131 735 W. Main St Iowa #92-00791 NRHP Evaluation: District: yes - 1 contributing building, 1 non-contributing building	John G. and Mary L. Stewart House c.1899 - Queen Anne - 2 story - frame - wood Foundation: stone (stucco); Roof: combination hip/gable - asphalt shingles Features: wrap around porch, fishscale shingles in gables, bay windows, wood 1/1 windows Historic modifications: - ; Non-historic modifications: rear porch, some windows Original use: single family house; Historic use: single family house; Current use: single family house Owners: 1899-1906 - John G. and Mary L. Stewart (retired farmer, Franklin Twp) 1900 birthplace of head: US - MD; parents: n Owners: 1906-1920 - Dr. John Marie (dentist) and wife Matilda, 1920-1945 - John and

Map/Survey # Address NRHP Evaluation	Historic name Significant dates – Architectural style, height, materials, features Original/historic uses and history Garage details
Individual: more research - B, C	Matilda Braunhausen (retired) Value/rent per 1930 census: \$6000 Owners: 1945-1948 - Clarence Adrian, 1948-1963 - Vernon and Bernice Wittrig (owner/resident), 1963-1968 - rented to Kenneth and Vera Weidner, sold in 1968; 1968-1971 - Kenneth and Vera Weidner; 1970s - William and Phyllis Hazelett Garage: c.1995 - detached frame - vinyl siding - gable-front roof - asphalt shingles
Map #WS-132 803 W. Main St Iowa #92-00792 NRHP Evaluation: District: yes - 1 contributing building Individual: no	John F. Brown House c.1868 - Gothic Revival - 1 1/2 story - frame - vinyl Foundation: stone (stucco); Roof: cross gable (steep) - asphalt shingles Features: steep gables, vergeboard / exposed rafter tails Historic modifications: - ; Non-historic modifications: 2000 - additions, 2010 - additions, some windows, siding Original use: single family house; Historic use: single family house - part rental two-family in 1930s; Current use: single family house Owners: 1864-1889 - John F. Brown (lawyer) - wife Mary (1870) - wife Delia (1880), property mortgaged in 1868, again in 1883 1900 birthplace of head: US - IA; parents: US - PA, US - PA Owners: 1890-1920 - Mary C. Ott (widow), also children live here Value/rent per 1930 census: \$n/a, 40 Owners: 1920-1966 - owned by F. Merle Lytle - wife Pleatus (1920-1929) - wife Edna (1935-1966) - salesman for American Pearl Button Co, then insurance agent; 1930s - part of house rented out; 1967-1968 - Edna Lytle (widow); 1968-1970s - L.A. and Ann Duncan Garage: attached (addition)
Map #WS-133 704 W. Main St Iowa #92-00793 NRHP Evaluation: District: yes - 2 contributing buildings Individual: no	Edna Stumpf House c.1949 - ranch (hip roof) - 1 story - frame - vinyl Foundation: concrete block; Roof: hip roof - asphalt shingles Features: - Historic modifications: - ; Non-historic modifications: siding, some windows Original use: single family house; Historic use: single family house; Current use: single family house Owners: (owned with lot/house to west at 708) Owners: 1949-1951 - T. Garner See, 1951-1977 - Edna Stumpf (widow) Garage: c.1949 - detached frame - vinyl siding - gable front roof (clipped) - asphalt shingles
Map #WS-134 708 W. Main St Iowa #92-00794 NRHP Evaluation: District: yes - 1 contributing building, 1 non-contributing building Individual: no	Dr. James and Mary Combs House c.1890 - gable-front upright with ell - 2 story - frame - wide wood siding Foundation: stone; Roof: gable front roof - asphalt shingles Features: some 2/2 wood windows, front porch, bay window, upright and wing form Historic modifications: siding; Non-historic modifications: some windows Original use: single family house; Historic use: single family house; Current use: single family house Owners: 1890-1906 - Dr. James and Mary Combs (retired physician / farmer) 1900 birthplace of head: US - OH; parents: n Owners: 1906-1920s - Ferdinand (Frank) and Catharine Marie (retired farmer), also daughter Celestine; 1930s-1944 - Celestine Marie Value/rent per 1930 census: \$4000 Owners: 1944 - Garner See, 1944-1949 - George Birney, 1949 - Garner See, 1949-1953 - Delbert and Anna Hysell, 1953-1962 - John and Susan Schmitt, 1963-68 - Donald and Eileen Heisdorffer, rented to Kerns by 1967, 1968-2014 - Elmo and Yvonne Kern Garage: c.1974 - detached frame - vinyl siding - side gable roof - asphalt shingles

Map/Survey # Address NRHP Evaluation	Historic name Significant dates – Architectural style, height, materials, features Original/historic uses and history Garage details
Map #WS-135 714 W. Main St Iowa #92-00795 NRHP Evaluation: District: yes - 1 contributing building Individual: more research - A, B, C	Stephen B. and Mary A. Sanford House c.1866 - gable-front - 1 1/2 story - 1 1/2 story - frame - asbestos Foundation: stone (stucco); Roof: gable front roof (steep) - asphalt shingles Features: steeply pitched roof/dormers, bay window Historic modifications: asbestos siding; Non-historic modifications: windows, entry Original use: single family house; Historic use: single family house - some rental periods; Current use: single family house Owners: 1866-1890 - Stephen B. and Mary Sanford (hotel keeper, livery owner), also son Henry Sanford lived here (livery) Owners: 1898-1916 - J.M. Schilling (rented out house); 1916-1963 - Owen and Hannah Hayes (grocery clerk), other family (Schillings) lived here in 1950s also Value/rent per 1930 census: \$2400 Owners: 1964-1982 - owned by Hayes heirs, rented to Richard and Raquel Gray - bought from heirs in 1982 Garage: -none
Map #WS-136 726 W. Main St Iowa #92-00796 NRHP Evaluation: District: yes - 2 contributing buildings Individual: more research - B, C	Edward and Anna Harmeier House c.1916 - Craftsman / Foursquare - 2 story - frame - wood siding, wood shingles Foundation: rusticated concrete block; Roof: side gables (clipped) - asphalt shingles Features: full front porch, exposed rafter tails, dormer, bay window, triangular brackets, siding/shingles Historic modifications: - ; Non-historic modifications: small rear addition Original use: single family house; Historic use: single family house; Current use: single family house Owners: 1916-1930s - Edward J. and Anna Harmeier (lawyer); 1930s-1962 - Anna Harmeier (widow) Value/rent per 1930 census: \$6000 Owners: 1962-63 - Adam and Celia Gosieski; 1963-1992 - Alfred and Erma Fritz (both teachers) Garage: c.1920s - detached frame - wood siding (some wood shingles on north half) - gable-front roof (clipped originally) - asphalt shingles
Map #WS-137 728 W. Main St Iowa #92-00797 NRHP Evaluation: District: yes - 2 non-contributing buildings Individual: no	Alfred and Jean Fritz House 1992 - gable-front - 1 story - frame - vinyl Foundation: concrete; Roof: gable front - asphalt shingles Features: - Historic modifications: - ; Non-historic modifications: - Original use: single family house; Historic use: -; Current use: single family house Owners: (earlier house on 1894 and 1917 maps, demo by 1931) Owners: 1992 - new house built here for Alfred and Jean Fritz (teachers) - moved from next door (728) Garage: 1984 - detached frame - vinyl siding - gable front roof
Map #WS-138 800 W. Main St Iowa #92-00798 NRHP Evaluation: District: yes - 1 contributing building, 1 non-contributing building	Charles and Gertrude Ragan House c.1950 - ranch (side gable) - 1 story - frame - wide wood siding Foundation: concrete (brick stamped); Roof: side gable - asphalt shingles Features: horizontal 2/2 wood windows Historic modifications: - ; Non-historic modifications: 2011 - rear addition Original use: single family house; Historic use: single family house; Current use: single family house Owners: (earlier house - James Bailey - 1890s-1920s; earlier house owned/lived in by Charles and Gertrude Ragan - 1928-1940s) Owners: c.1950 - new ranch house built for Charles and Gertrude Ragan - both here through 1965, 1965-1970s - Gertrude Ragan (widow)

Map/Survey # Address NRHP Evaluation	Historic name Significant dates – Architectural style, height, materials, features Original/historic uses and history Garage details
Individual: no	Garage: c.1975 - detached frame - vinyl siding - gable-front roof - asphalt shingles
Map #WS-139 804 W. Main St Iowa #92-00799	Ivan and Mary Greene House c.1973 - ranch (side gable with front cross gable) - 1 story - frame - vinyl siding Foundation: concrete; Roof: side gable - steel shingles Features: - Historic modifications: - ; Non-historic modifications: -
NRHP Evaluation: District: yes - 1 non-contributing building Individual: no	Original use: single family house; Historic use: single family house; Current use: single family house Owners: 1973-1981 - Ivan and Mary Greene (sales manager at McCleery-Cumming Co)
	Garage: c.1976 - attached; lot to north - detached metal - metal siding - side gable roof - metal
Map #WS-140 808 W. Main St Iowa #92-00800	Alfred and Genevieve Ledger House 1951 - ranch - 1 story - frame - wide wood siding Foundation: concrete block; Roof: side gable - metal/asphalt Features: corner multi-light windows Historic modifications: - ; Non-historic modifications: -
NRHP Evaluation: District: yes - 1 contributing building Individual: no	Original use: single family house; Historic use: single family house; Current use: single family house Owners: 1951-1964 - Alfred and Genevieve Ledger (Ledger's Hardware), 1964-1970s - John A. and Carol Winga (Winga's Restaurant)
	Garage: - - basement attached
Map #WS-141 904 W. Main St Iowa #92-00801	Ella C. Warren House c.1928 - Dutch Colonial Revival - 2 story - frame - vinyl siding Foundation: rusticated concrete block; Roof: gambrel roof - asphalt shingles Features: gambrel roof, large shed-roof dormers, entry hood Historic modifications: - ; Non-historic modifications: windows, siding
NRHP Evaluation: District: yes - 2 contributing buildings Individual: no	Original use: single family house; Historic use: single family house - boarders; Current use: single family house Owners: larger parcel split in 1928, 1928-1935 - Ella C. Warren (widow); 1935-1937 - Jesse and Elizabeth Klein - Leo and Rea Hoover lived here; 1937-1940 - Leo and Rea Hoover (daughter of Ella) (mortician) Value/rent per 1930 census: \$6000 Owners: 1940-1943 - Rodney and Jessie Arnold (barber); 1943-c.1950 - Albert and Theresa Adam; 1950s-1970s - Theresa Adam - also Adam Rest Home in 1960s
	Garage: c.1928 - detached frame - vinyl siding - pyramidal roof - asphalt shingles
Map #WS-142 906 W. Main St Iowa #92-00802	Jeffrey and Lisa Wenger House o-2004 - ranch - 1 story - frame - vinyl siding Foundation: concrete; Roof: hip roof - asphalt shingles Features: - Historic modifications: - ; Non-historic modifications: -
NRHP Evaluation: District: no - - Individual: no	Original use: single family house; Historic use: -; Current use: single family house Owners: 2003 - construction started by Jeremy and Tonya Patterson, 2004 - sold incomplete to Lisa and Jeffrey Wenger - owned until 2014
	Garage: attached
Map #WS-143 105 S. Avenue H Iowa #92-00803	Verice and Mary Beliel House c.1928 - bungalow - side gable - 1 1/2 story - frame - vinyl Foundation: concrete block - rusticated; Roof: side gable - asphalt shingles Features: front porch, gambrel-roof front dormer, some 3/1 wood windows Historic modifications: - ; Non-historic modifications: siding, some windows, rear addition

Map/Survey # Address NRHP Evaluation	Historic name Significant dates – Architectural style, height, materials, features Original/historic uses and history Garage details
NRHP Evaluation: District: yes - 1 contributing building (A), 1 non-contributing building Individual: no	Original use: single family house; Historic use: single family house; Current use: single family house Owners: (part of Graham property - Lots 25-26) Owners: 1923-28 - lot owned by J.N. Work; 1928-1942 - Verice and Mary Beliel (retired farmer) Value/rent per 1930 census: \$4500 Owners: 1942-1956 - Mary Beliel, son Charles also lived here; 1956-1993 - owned by Beliel family and used as rental Garage: c.1995 - detached frame - three car - vinyl siding - side gable roof - asphalt shingles
Map #WS-144 117 S. Avenue H Iowa #92-00804 NRHP Evaluation: District: yes - 1 non-contributing building (age) Individual: no	Timothy and Recinda Widmer House 2000 - ranch / bermed - 1 story bermed - frame - brick veneer / vinyl Foundation: concrete; Roof: side gable - asphalt shingles Features: built into hillside/berm Historic modifications: - ; Non-historic modifications: - Original use: single family house; Historic use: single family house; Current use: single family house Owners: (part of Beliel property/lot) Owners: 1992-2001 - full lot owned by Phillip D. and Shirley A. Chorpening, house built in 2000, south half with this new house sold in 2001; 2001-2015+ - Timothy and Recinda Widmer (parks superintendent) Garage: attached - three car
Map #WS-145 915 W. Main St Iowa #92-00805 NRHP Evaluation: District: yes - park - 1 contributing site (A), need final resource count for NRHP nomination Individual: more research - A	Sunset Park 1904 – land acquired and donated to city for park Features: overall park setting with winding drives, two walking bridges, markers, stone pillars, several shelters, a pool, and playgrounds have been built Land acquired in 1904, 1914, 1931, 1935, 1962, and 1967 Original use: park; Historic use: park; Current use: park Owners: 1899 - original efforts at establishing Sunset Park Owners: 1904 - land acquired for Sunset Park and donated to City of Washington, 1914 - additional SE corner bought, 1931 - additional 2-acre lot to north acquired, 1935 - strip of land to west acquired, 1930s - several features built in park Owners: 1962 - additional 10 acres of land acquired to north and west of park, developed in 1963; 1967 - additional land along W. Madison and to west of pool acquired, playground built on smaller tract Garage: -
Map #WS-146 800 W. Madison St (in Sunset Park) Iowa #92-00160 NRHP Evaluation: District: yes - park - 1 contributing building (A) Individual: Listed on NRHP (1973)	Alexander and Mary Young Log House c.p-1840, 1912 - log house - 1 story - log Foundation: stone; Roof: side gable roof - wood shake Features: log walls, 6/6 wood windows, stone chimney Historic modifications: 1934 - chimney reconstructed; Non-historic modifications: 1982 - repairs/reconstruction, 2010 - chinking repairs, 2013 - window repairs Original use: -; Historic use: -; Current use: - Owners: log house originally built in Sec 34, Cedar Twp; 1840-1868 - Alexander and Mary Young; 1868-1877 - Mary Young and four children, 1876 - new house built per family history, log house then used for storage Owners: fall 1911 - log house donated by last two sons, A. Huston and Robert H. Young, to Daughters of American Revolution to move to Sunset Park, January 1912 - moved and reconstructed Owners: 1912-2015 - log house part of Sunset Park Garage: -

Table 14. Properties within recommended West Side Residential Historic District boundary.

listed in order by map number

Address Map / State #	Historic name Significant year, style, height/walls Garage	Preliminary resource count for historic district
215 W. Jefferson St Map #WS-001 Iowa #92-00728	Thomas and Ida Berdo House (#1) 1939, 1934 - Tudor Revival - 1 1/2 story - frame - wood Garage: c.1910s - outbuilding and garage? - gable front roof	3 contributing buildings (A, C)
219 W. Jefferson St Map #WS-002 Iowa #92-00006	Samuel Conner House c.1890 - Side gable - 1 1/2 story - 1 1/2 story - frame - aluminum Garage: none (rear carport)	1 contributing building (A)
310 S. Avenue B Map #WS-003 Iowa #92-00729	Thomas and Ida Berdo House (#2) c.1957 - ranch - hip - inset corner - 1 story - frame - aluminum Garage: attached - one car	1 contributing building (A)
215 S. Avenue B Map #WS-004 Iowa #92-00730	Howard and Elizabeth Wittrig House c.1957 - ranch - hip roof - 1 story - frame - aluminum Garage: attached - one car with carport	1 contributing building (A, C)
302 W. Jefferson St Map #WS-005 Iowa #92-00459	Albert H. and Elizabeth Wallace House c.1873 - side gable - 1 story - 1 story - frame - vinyl Garage: attached (rear addition) - one car	1 contributing building (A)
308 W. Jefferson St Map #WS-006 Iowa #92-00159	Alexander and Mary Gibson House c.1898 - Queen Anne - 2 story - frame - vinyl Garage: c.1985 - detached metal - two car - gable front roof	1 contributing building (A), 1 non-contributing building
314 W. Jefferson St Map #WS-007 Iowa #92-00731	Raphael and Linda Gonshorowski House 1985 - split level - 2 story - frame - vinyl, permastone Garage: 1986 - detached frame - one car - hip roof	2 non-contributing buildings (date)
320 W. Jefferson St Map #WS-008 Iowa #92-00424	Fred L. and Nellie Stewart House c.1904 - Queen Anne - 2 story - frame - wood Garage: 2012 - detached frame - three car - side gable roof	1 contributing building (A, C), 1 non-contributing building
303 W. Jefferson St Map #WS-009 Iowa #92-00732	Kos-Polis House c.1916, 1938 moved to this lot - bungalow - gable front - 1 story - frame - vinyl Garage: c.1920s - detached frame - one car - gable front roof	2 contributing buildings (A, C)
313 W. Jefferson St Map #WS-010 Iowa #92-00420	Elmira Mather House 1873, c.1900 - T-plan - 2 story - frame - vinyl Garage: c.1920s - detached frame - one car - hip roof	2 contributing buildings (A, C)
317 W. Jefferson St Map #WS-011 Iowa #92-00421	Thomas J. and Jeannette McElhinney House c.1907 - Shingle style (gambrel roofs) - 2 story - frame - wood, wood shingles Garage: c.1910s - detached frame - one car - gable roof	2 contributing buildings (A, C)
321 W. Jefferson St Map #WS-012a Iowa #92-00733	Sarah Brokaw House 1895 - Queen Anne - 2 story - frame - aluminum Garage: c.1920s - detached frame - two car - gable front roof	2 contributing buildings (A, C)
314 W. Madison St Map #WS-012b (WS-147) Iowa #92-00806	Alexander and Elizabeth Duff House 1901 - Queen Anne / Foursquare - 2 story - frame - wood Garage: c.1974 - detached frame - three car - side gable roof	1 contributing building (A, C), 1 non-contributing building
320 W. Madison St Map #WS-012c (WS-148) Iowa #92-00807	Agnes C. Stewart House 1901 - Foursquare - 2 story - frame - vinyl Garage: c.1994 - detached frame - garage/shop - gambrel roof	1 contributing building (A, C), 1 non-contributing building

<i>Address Map / State #</i>	<i>Historic name Significant year, style, height/walls Garage</i>	<i>Preliminary resource count for historic district</i>
319 S. Avenue C Map #WS-013a (WS-149) Iowa #92-00429	Frank E. and Margaret A. Swift House c.1895 - Queen Anne - 2 story - brick Garage: none	1 contributing building (A, C)
315 S. Avenue C Map #WS-013b (WS-150) Iowa #92-00428	William C. and Emily Runyon House c.1895 - Queen Anne - 2 story - brick Garage: c.1910s - detached frame - two car - gable front roof	2 contributing buildings (A, C)
311 S. Avenue C Map #WS-013c Iowa #92-00427	James and Martha Gordon House c.1911 - Foursquare - 2 story - frame - wood Garage: 1993 - detached frame - two car - side gable roof	1 contributing building (A, C), 1 non-contributing building
305 S. Avenue C Map #WS-014 Iowa #92-00155	Andrus-Barratt House (Kurtz House) c.1867-69 - Italianate - 2 story - brick Garage: attached - one car (remodeled rear section - 1920s)	1 contributing building (A, C)
411 W. Jefferson St Map #WS-015 Iowa #92-00422	Horace W. and Constance Russel House c.1923 - bungalow - gable front - 1 1/2 story - frame - wood shingles Garage: none	1 contributing building (A, C)
415 W. Jefferson St Map #WS-016 Iowa #92-00423	Belle Smith House 1900 - Queen Anne - 2 story - frame - vinyl siding Garage: c.1950 - detached frame - two car - gable front roof	2 contributing buildings (A)
302 S. Avenue D Map #WS-017 Iowa #92-00430	William A. and Sarah J. Wilson House c.1895 - Queen Anne - 2 story - frame - aluminum siding Garage: c.1960 - detached frame - two car - hip roof	2 contributing buildings (A, C)
215 S. Avenue C Map #WS-018 Iowa #92-00734	Dayton H. and Irene Ballard House c.1868 - gable-front - 1 1/2 story (Victorian vernacular) - 1 1/2 story - frame - wood siding Garage: c.1920s - detached frame outbuilding - gable front roof	2 contributing buildings (A, C)
221 S. Avenue C Map #WS-019 Iowa #92-00425	Harry and Belle Shrader House (#1) c.1897 (or 1910s?) - Shingle style? (or Foursquare?) - 2 story - frame - wide wood siding/shingles Garage: c.1970s - detached frame - three car - side gable roof	1 contributing building (A, C), 1 non-contributing building
414 W. Jefferson St Map #WS-020 Iowa #92-00735	John W. and Emma A. Morton House c.1889 - Queen Anne - 2 story - frame - vinyl siding Garage: c.1910s - detached frame - two care - gable front roof	2 contributing buildings (A)
220 S. Avenue D Map #WS-021 Iowa #92-00736	Hannah Marshall House c.1868 - gable-front - 1 1/2 story - 1 1/2 story - frame - vinyl siding Garage: none	1 contributing building (A)
214 S. Avenue D Map #WS-022 Iowa #92-00737	Montgomery Rental House c.1885 - gable front - 1 story - 1 story - frame - wood siding Garage: c.1920s - detached frame - two car - hip roof	2 contributing buildings (A)
215 S. Avenue D Map #WS-023 Iowa #92-00738	Edward C. and Gertrude Carris House 1901 - gambrel-front (Foursquare/Colonial Revival) - 2 story - frame - wood siding Garage: c.1967 - detached frame - two car - gable front roof	2 contributing buildings (A, C)
221 S. Avenue D Map #WS-024 Iowa #92-00739	Seneca B. and Nora Dewey House c.1893 - Queen Anne - 2 story - frame - asbestos Garage: c.1962 - detached frame - two car - hip roof	2 contributing buildings (A, C)

<i>Address Map / State #</i>	<i>Historic name Significant year, style, height/walls Garage</i>	<i>Preliminary resource count for historic district</i>
510 W. Jefferson St Map #WS-025 Iowa #92-00740	Walter and Margaret Kyle House 1959 - ranch - hip roof - 1 story - frame - wide wood siding Garage: attached - one car	1 contributing building (A, C)
516 W. Jefferson St Map #WS-026 Iowa #92-00741	Lafe and Ruth Stout House c.1951 - ranch - hip roof - 1 story - frame - wide wood siding Garage: attached - one car	1 contributing building (A, C)
520 W. Jefferson St Map #WS-027 Iowa #92-00742	Howard and Anne Hess House c.1952 - ranch - hip roof - 1 story - frame - wide wood siding Garage: attached - one car	1 contributing building (A, C)
503 W. Jefferson Map #WS-151 (28a) Iowa #92-00808	Building 2015 - new building - gable roof - 1 story / 2 story - metal Garage: attached - two car	1 non-contributing building
509 W. Jefferson St Map #WS-028 Iowa #92-00743	House c.1921 - bungalow - gable-front - 1 story - frame - asbestos Garage: c.1920s - detached frame - one car - gable front roof	2 contributing buildings (A, C)
515 W. Jefferson St Map #WS-029 Iowa #92-00744	Mark and Johannah Pratt House c.1890 - gable-front - 1 1/2 story - frame - vinyl Garage: c.1920s - outbuilding - side gable roof	2 contributing buildings (A, C)
525 W. Jefferson St Map #WS-030 Iowa #92-00745	Henry and Freida Witthoft House c.1958 - ranch - side gable - 1 story - frame - wide wood siding Garage: - attached - one car	1 contributing building (A, C)
529 W. Jefferson St Map #WS-031 Iowa #92-00002	James F. and Colletta Duffy House c.1915 - Foursquare - 2 story - frame - wood siding Garage: c.1920s - detached frame - two car - hip roof - asphalt	2 contributing buildings (A, C)
602 W. Jefferson St Map #WS-032 Iowa #92-00746	Nicholas and Sadie E. Gevock House 1978 - split level - 2 story - frame - brick veneer / vinyl siding Garage: attached - two car	1 non-contributing building
610 W. Jefferson St Map #WS-033 Iowa #92-00747	Stacy and Vickie Sims House 1988 - ranch (manufactured house) - 1 story - frame - vinyl Garage: none	1 non-contributing building
614 W. Jefferson St Map #WS-034 Iowa #92-00748	Charles King House c.1910 - gable-front - 1 story - 1 story - frame - aluminum Garage: attached - one car (addition)	1 non-contributing building
620 W. Jefferson St Map #WS-035 Iowa #92-00749	George and Mary Howe House c.1873 - gable-front - 1 1/2 story - 1 1/2 story - frame - wide wood siding Garage: c.1970s - detached frame - one car - gable front roof	1 contributing building (A), 1 non-contributing building
208 S. Avenue F Map #WS-036 Iowa #92-00750	Bernard and Dorothy McCarthy House 1969 - split level - 2 story - frame - aluminum siding / brick veneer Garage: c.1969 - detached frame - two car - gable front roof	2 contributing buildings (A)
603 W. Jefferson St Map #WS-037 Iowa #92-00751	Alonzo J. and Matilda J. Lamphere House c.1869 - gable-front - two story - 2 story - frame - wood Garage: c.1870s? - outbuilding - one story - gable front roof	2 contributing buildings (A, C)
609 W. Jefferson St Map #WS-038 Iowa #92-00752	Minnie C. White House c.1921 - T-plan - 2 story - frame - vinyl Garage: c.1965 - detached frame - gable front roof	2 contributing buildings (A)
615 W. Jefferson St Map #WS-039 Iowa #92-00753	Harry and Belle Montgomery House (#2) c.1919 - gable-front (Craftsman) - 2 story - frame - wood siding/shingles Garage: c.1992 - detached frame - two car - side gable roof	1 contributing building (A, C), 1 non-contributing building

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621 W. Jefferson St Map #WS-040 Iowa #92-00754	Charles and Agnes Hahn House c.1915 - Foursquare - 2 story - frame - aluminum siding Garage: 2000 - detached frame - two car - side gable roof	1 contributing building (A), 1 non-contributing building
627 W. Jefferson St Map #WS-041 Iowa #92-00755	Ira and Edna Miksch House c.1957 - ranch - side gable - 1 story - frame - aluminum siding Garage: c.1995 - detached frame - two car - side gable roof	1 contributing building (A), 1 non-contributing building
633 W. Jefferson St Map #WS-042 Iowa #92-00756	John and Hannah Coppock House c.1868 - gable-front - 2 story - frame - asbestos Garage: none	1 contributing building (A)
111 S. Avenue B Map #WS-043 Iowa #92-00757	Iva Essley House c.1924 - gable-front (Craftsman) - 2 story - frame - vinyl Garage: c.1924 - detached frame - one car - gable front roof	2 contributing buildings (A)
308 W. Washington Blvd Map #WS-044 Iowa #92-00382	David and Letitia Palmer House 1899 - Queen Anne - 2 story - frame - vinyl Garage: c.1976 - detached frame - three car - side gable roof	1 contributing building (A), 1 non-contributing building
314 W. Washington Blvd Map #WS-045 Iowa #92-00383	James and Kate Wilson House 1913 - Foursquare / Queen Anne - 2 story - frame - wood Garage: attached (with 2000 addition)	1 contributing building (A)
320 W. Washington Blvd Map #WS-046 Iowa #92-00384	Eugene and Anna Anderson House 1891 - Queen Anne - 2 story - frame - aluminum Garage: c.1920s - detached frame - gable front roof	2 contributing buildings (A)
309 W. Washington Blvd Map #WS-047 Iowa #92-00367	James B. and Julia Crail House 1904 - Queen Anne - 2 story - frame - vinyl Garage: c.1973 - detached frame - two car - gable front roof	1 contributing building (A, C), 1 non-contributing building
315 W. Washington Blvd Map #WS-048 Iowa #92-00758	Ralph and Fanny Shannon House 1950 - ranch - side gable with center cross gable - 1 story - brick veneer Garage: attached to rear - one car	1 contributing building (A, C)
321 W. Washington Blvd Map #WS-049 Iowa #92-00368	William A. and Lucinda J. Moore House 1887 - Queen Anne - 2 story - frame - vinyl Garage: c.1980s - detached metal - side gable roof - metal	1 contributing building (A), 1 non-contributing building
209 S. Avenue C Map #WS-050 Iowa #92-00759	Michaels House c.1959 - ranch - hip roof - 1 story - frame - wide wood siding Garage: none	1 contributing building (A)
403 W. Washington Blvd Map #WS-051 Iowa #92-00369	Dr. Emmett T. and Sarah Wickham House c.1905 - Colonial Revival - 2 story - frame - wood Garage: none	1 contributing building (A, C)
409 W. Washington Blvd Map #WS-052 Iowa #92-00370	Harry and Belle Montgomery House (#1) 1903 - Colonial Revival - 2 story - frame - asbestos Garage: c.1920s, 1990s - detached frame (one car) with two car addition - front gable / side gable roof	1 contributing building (A, C), 1 non-contributing building

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415 W. Washington Blvd Map #WS-053 Iowa #92-00371	Samuel Addison and Elizabeth White House 1891 - Queen Anne / T-plan - 2 story - frame - stucco Garage: c.1920s, 1980s - detached frame (two car) with side addition - hip roof - metal	1 contributing building (A), 1 non-contributing building
421 W. Washington Blvd Map #WS-054 Iowa #92-00372	Janet Johnson House 1891 - Queen Anne / T-plan - 2 story - frame - aluminum Garage: c.1920s - detached frame (two car) - side gable roof	2 contributing buildings (A)
400 W. Washington Blvd Map #WS-055 Iowa #92-00385	Leander D. and Catherine Robinson House 1900 - Queen Anne - 2 story - frame - wood Garage: c.1973 - detached frame (two car) - gable front roof	1 contributing building (A, C), 1 non-contributing building
410 W. Washington Blvd Map #WS-056 Iowa #92-00386	Charles H. and Minnie Keck House 1893 - Queen Anne - 2 story - frame - vinyl Garage: c.1910 - detached frame (one car - large) - hip roof	2 contributing buildings (A)
416 W. Washington Blvd Map #WS-057 Iowa #92-00387	Harry and Belle Shrader House (#2) c.1915 - bungalow - side gable - 1 story - frame - wood Garage: c.1915 - detached frame (one car) - hip roof	2 contributing buildings (A, C)
422 W. Washington Blvd Map #WS-058 Iowa #92-00388	Edmund D. and Emeline W. Morrison House 1910 (c.1866) - Classical Revival (Italianate) - 2 story - frame - vinyl Garage: c.1973 - detached frame (four car) (breezeway) - side gable roof	1 contributing building (A, C), 1 non-contributing building
209 S. Avenue D Map #WS-059 Iowa #92-00760	Ralph and Nellie Zeck House 1955 - ranch - hip roof - 1 story - frame - wide wood Garage: attached (one car)	1 contributing building (A)
205 S. Avenue D Map #WS-060 Iowa #92-00761	Howard and Gertrude Stewart House 1954 - ranch - hip - 1 story - frame - vinyl Garage: attached (one car) with carport	1 contributing building (A, C)
509 W. Washington Blvd Map #WS-061 Iowa #92-00373	Ralph and Mary Smith House 1901 - Queen Anne / Craftsman - 2 story - frame - wood (two widths) Garage: c.1920s - detached tile block (two car) - gable front roof (side addition)	2 contributing buildings (A, C)
515 W. Washington Blvd Map #WS-062 Iowa #92-00374	William and Ida Hood House 1898 - Queen Anne - 2 story - frame - asphalt faux brick siding Garage: 2004 - detached frame (three car) - cross gable roof	1 contributing building (A), 1 non-contributing building
523 W. Washington Blvd Map #WS-063 Iowa #92-00375	John and Mary Winter House c.1890 - Queen Anne - 2 story - frame - aluminum Garage: (carport addition)	1 contributing building (A)
527 W. Washington Blvd Map #WS-064 Iowa #92-00376	Howard A. and Martha J. Burrell House c.1876 - Italianate - 2 story - frame - wood Garage: c.1998 - detached frame - two car - gable front roof	1 contributing building (A, C), 1 non-contributing building
504 W. Washington Blvd Map #WS-065 Iowa #92-00179	Joseph and Elizabeth Keck House c.1856 - Second Empire / Gothic Revival - 2 story - brick Garage: c.2000 - detached frame - two car - side gable roof	1 contributing building (A, C), 1 non-contributing building

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510 W. Washington Blvd Map #WS-066 Iowa #92-00390	Rose Gardner House c.1914 - Craftsman (gable-front) - 2 story - frame - wood siding/shingles Garage: c.1995 - detached frame - two car - gable front roof	1 contributing building (A, C), 1 non-contributing building
516 W. Washington Blvd Map #WS-067 Iowa #92-00391	Dr. William E. and Myrtle Anderson House (#2) 1909 - Queen Anne / Foursquare - 2 story - frame - wood siding (flared mid-story) Garage: c.1920s - detached rusticated concrete block - one car ☉; also second two-car frame garage built in 2005 (NC) - hip roof	2 contributing buildings (A, C), 1 non-contributing building
522 W. Washington Blvd Map #WS-068 Iowa #92-00392	Carl M. and Helen B. Keck House 1897 - Queen Anne - 2 story - frame - stucco / wood shingles Garage: c.1990 - detached frame - two car - gable front roof - asphalt shingles	1 contributing building (A, C), 1 non-contributing building
530 W. Washington Blvd Map #WS-069 Iowa #92-00393	John and Ella Dodds House c.1875 - T-plan - 2 story - frame - wood Garage: c.1976 - detached metal - two car - side gable roof - metal	1 contributing building (A, C), 1 non-contributing building
602 W. Washington Blvd Map #WS-070 Iowa #92-00394	Wesley and Maria Smith House c.1908 - Foursquare / Craftsman - 2 story - frame - aluminum Garage: c.1950 - detached frame - two car - gable front roof - asphalt shingles	2 contributing buildings (A, C)
608 W. Washington Blvd Map #WS-071 Iowa #92-00395	John O. and Perle Roberts House c.1912 - bungalow - side gable - 1 1/2 story - frame - wood (vertical grooved), wood shingles Garage: c.1977 - detached frame - one car - gable front roof - asphalt shingles	1 contributing building (A, C), 1 non-contributing building
614 W. Washington Blvd Map #WS-072 Iowa #92-00396	Peter and Lucy Berdo House 1913 - Classical Revival - 2 story - frame - wood Garage: c.1960s - detached frame - one car - gable front roof	1 contributing building (A, C), 1 non-contributing building
620 W. Washington Blvd Map #WS-073 Iowa #92-00762	Claude and Cora McCoy House c.1958 - ranch - hip roof - 1 story - frame - vinyl Garage: attached	1 contributing building (A)
624 W. Washington Blvd Map #WS-074 Iowa #92-00763	James and Geraldine Schmitt House c.1965 - ranch - 1 story - frame - wide wood Garage: attached	1 contributing building (A)
603 W. Washington Blvd Map #WS-075 Iowa #92-00180	Frank and Nettie Stewart House 1893 - Queen Anne - 2 story - frame - wood Garage: 1982 - detached frame - gable front roof	1 contributing building (A, C), 1 non-contributing building
611 W. Washington Blvd Map #WS-076 Iowa #92-00378	Mary A. Hollingsworth House 1909 - bungalow - gable front - 1 1/2 story - brick - stucco, frame gables - wood shingles Garage: c.1984 - detached frame - side gable roof	1 contributing building (A, C), 1 non-contributing building
617 W. Washington Blvd Map #WS-077 Iowa #92-00379	Amos and Sarah Alberson House c.1911 - Craftsman - clipped gables - 2 story - frame - wood siding/shingles Garage: 2000 - detached frame - side gambrel roof	1 contributing building (A, C), 1 non-contributing building

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627 W. Washington Blvd Map #WS-078 Iowa #92-00380	First United Presbyterian Parsonage 1894 - Queen Anne - 2 story - frame - vinyl Garage: c.1982 - detached frame - gable front roof - asphalt shingle	1 contributing building (A), 1 non-contributing building
631 W. Washington Blvd Map #WS-079 Iowa #92-00381	Cherry-Campbell House c.1876 - side gable - 2 story - 2 story - frame - vinyl Garage: c.1910s (on 1917 map) - detached frame - two car - hip roof - asphalt	2 contributing buildings (A)
635 W. Washington Blvd Map #WS-080 Iowa #92-00764	Leonard and Lillian Tindal House 1968 - split level - 1 story - frame - brick veneer, board/batten Garage: attached - two car	1 contributing building (A, C)
209 S. Avenue F Map #WS-081 Iowa #92-00431	Daniel and Elizabeth Wilde House 1902 - Victorian vernacular - 1 story - frame - wood Garage: c.1910s (on 1917 map) - detached frame - one car - gable front roof - asphalt	2 contributing buildings (A, C)
701 W. Washington Blvd Map #WS-082 Iowa #92-00765	James and Amy Work House 1895 - Queen Anne - 2 story - frame - vinyl Garage: attached (rear/basement addition)	1 contributing building (A)
704 W. Washington Blvd Map #WS-083 Iowa #92-00766	Harry and Marguerite Sowden House c.1952 - ranch - side gable - 1 story - brick veneer Garage: attached - two car	1 contributing building (A, C)
708 W. Washington Blvd Map #WS-084 Iowa #92-00767	George J. and Kathleen M. Krogmeier House c.1953 - ranch - side gable - 1 story - frame - vinyl Garage: attached - one car	1 contributing building (A)
712 W. Washington Blvd Map #WS-085 Iowa #92-00768	Mildred J. Whitehead House c.1953 - ranch - hip - 1 story - frame - wide wood siding Garage: attached garage and carport - one car	1 contributing building (A)
728 W. Washington Blvd Map #WS-086 Iowa #92-00769	Robert and Helen Birney House c.1951 - ranch - cross gables - 1 story - frame - vinyl Garage: c.1975 - detached frame - one car - gable front roof	1 contributing building (A), 1 non-contributing building
730 W. Washington Blvd Map #WS-087 Iowa #92-00770	James and Nancy Lou Seifert House c.1954 - ranch - 1 story - frame - vertical wood panels, brick accent wall Garage: - attached - basement - one car	1 contributing building (A, C)
802 W. Washington Blvd Map #WS-088 Iowa #92-00771	Ardie and Juanita Lovick House 1985 - A-frame - 1 1/2 story - frame/boards Garage: attached - basement - one car	1 non-contributing building (age)
111 N. Avenue B Map #WS-089 Iowa #92-00772	Ira W. and Helen Shenefelt House 1947 - minimal traditional - 1 story - frame - aluminum Garage: c.1980s - detached frame - two car - gable front roof	1 contributing building, 1 non-contributing building
302 W. Main St Map #WS-090 Iowa #92-00773	John H. and Sarah Chilcote House c.1876 - gable front - 2 story - 2 story - frame - wood siding Garage: attached (addition) - one car	1 contributing building

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308 W. Main St Map #WS-091 Iowa #92-00411	William A. and Josephine Stiles House c.1870 - cross gable - 2 story - 2 story - frame - aluminum Garage: c.1950s - detached frame - two car - gable front roof	2 contributing buildings
314 W. Main St Map #WS-092 Iowa #92-00412	Ada B. Davis House c.1917 - bungalow - side gable - 1 1/2 story - brick / frame - board and batten gable Garage: c.1920s - detached brick - one car - gable front roof	2 contributing buildings
320 W. Main St Map #WS-093 Iowa #92-00413	James B. and Minerva Teller House 1889 - Queen Anne - 2 story - frame - aluminum Garage: c.1989 - detached frame/metal - four car - side gable roof - metal	1 contributing building, 1 non-contributing building
305 W. Main St Map #WS-094 Iowa #92-00397	William and Sarah Scofield House c.1877 - Italianate - 2 story - brick Garage: attached to south (1930 addition)	1 contributing building
315 W. Main St Map #WS-095 Iowa #92-00398	William A. and Jennie Cook House c.1912 - bungalow - side gable / cross gable - 1 1/2 story - frame - aluminum Garage: c.1945 - detached frame - two car - gable front roof	2 contributing buildings
321 W. Main St Map #WS-096 Iowa #92-00399	Martin and Willie Miller House 1889 - Queen Anne - 2 story - frame - aluminum Garage: c.1976 - detached frame - two car - side gable roof	1 contributing building, 1 non-contributing building
404 W. Main St Map #WS-097 Iowa #92-00774	School Administration Building 1974 - school building - 1 story - brick Garage: none	1 non-contributing building
414 W. Main St Map #WS-098 Iowa #92-00414	Jackson and Eliza Smith House 1891 - Victorian vernacular (T-plan) - 1 1/2 story - frame - wide wood siding Garage: - attached frame (addition)	1 contributing building
420 W. Main St Map #WS-099 Iowa #92-00415	Samuel and Eliza Gardner House c.1911 - Foursquare - 2 story - frame - vinyl siding Garage: c.1998 - detached frame - gable front roof	1 contributing building, 1 non-contributing
403 W. Main St Map #WS-100 Iowa #92-00400	Frank W. and Wena Brindley House 1903 - Queen Anne - 2 story - frame - vinyl siding Garage: c.1920s - detached frame - hip roof (flared)	2 contributing buildings
409 W. Main St Map #WS-101 Iowa #92-00401	Albert and Janet Morris House c.1868, 1941 - Gothic Revival (gable-front - 1 1/2 story) - 1 1/2 story - frame - wide wood siding Garage: c.1920s - detached frame, carport (2003) - gable front roof (clipped)	2 contributing buildings
415 W. Main St Map #WS-102 Iowa #92-00163	Dr. Gerhard and Sophia Eiskamp House c.1905 - Queen Anne - 2 story - frame - wide wood siding Garage: c.1920s - detached frame - gable front roof (clipped)	2 contributing buildings
421 W. Main St Map #WS-103 Iowa #92-00403	Thomas and Susan Wheelan House c.1922 - Craftsman - 2 story - frame - vinyl siding Garage: c.1973 - detached frame - side gable roof	1 contributing building, 1 non-contributing
502 W. Main St Map #WS-104 Iowa #92-00775	Phebe Gardner House c.1894 (1882?) - side gable - 2 story - 2 story - frame - vinyl siding Garage: attached (2004 addition)	1 contributing building

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508 W. Main St Map #WS-105 Iowa #92-00416	Amos and Eva Durst House c.1917 - bungalow - gable-front - 1 1/2 story - frame - wood shingles, aluminum siding Garage: c.2005 - detached frame - side gable roof	1 contributing building, 1 non-contributing
514 W. Main St Map #WS-106 Iowa #92-00417	Dr. William E. and Myrtle Anderson House (#1) 1902 - Queen Anne (modified) - 2 story - frame - vinyl siding Garage: c.1998 - detached frame - side gable roof	1 contributing building, 1 non-contributing
516 W. Main St Map #WS-107 Iowa #92-00776	Etta H. Conner House c.1925 - bungalow - gable-front - 1 1/2 story - frame - wood shingles Garage: c.1980 - detached frame - gable front roof (clipped)	1 contributing building, 1 non-contributing
522 W. Main St Map #WS-108 Iowa #92-00418	William E. and Viola B. Kerr House 1892 - Second Empire - 2 story - frame - wood siding Garage: c.2001 - detached frame - side gable roof	1 contributing building, 1 non-contributing
526 W. Main St Map #WS-109 Iowa #92-00419	Robert and Jean Patterson House c.1916 - Craftsman / Foursquare - 2 story - frame - wood siding Garage: c.1940s - detached frame - two car - gable front roof (flattened)	2 contributing buildings
503 W. Main St Map #WS-110 Iowa #92-00404	Oscar and Gertrude Davis House c.1911 - Foursquare - 2 story - frame - wood siding Garage: c.1993 - detached frame - two car - side gable roof	1 contributing building, 1 non-contributing
509 W. Main St Map #WS-111 Iowa #92-00405	John F. and Nannie Simpson House 1910 - Foursquare - 2 story - frame - wood siding Garage: c.1940s - detached frame - one car - gable front roof	2 contributing buildings
515 W. Main St Map #WS-112 Iowa #92-00406	Elizabeth Corbin House 1910 - bungalow - side gable - 1 1/2 story - frame - aluminum siding Garage: c.1988 - detached frame - two car - gable front roof	1 contributing building, 1 non-contributing
523 W. Main St Map #WS-113 Iowa #92-00407	Henrietta F. Stewart House c.1907 - Foursquare - 2 story - frame - vinyl siding Garage: c.1984 - detached frame - two car - gable front roof	1 contributing building, 1 non-contributing
529 W. Main St Map #WS-114 Iowa #92-00408	Charles H. and Ada B. Pauls House c.1909 - gable-front - 2 story - 2 story - frame - wood siding Garage: c.1999 - detached frame - two car - gable front roof	1 contributing building (A), 1 non-contributing
601 W. Main St Map #WS-115 Iowa #92-00409	Charles and Mary Wabnitz House c.1903 - Queen Anne - 2 story - frame - vinyl siding Garage: c.1997 - detached frame - two car - cross gable roof	1 contributing building (A), 1 non-contributing
607 W. Main St Map #WS-116 Iowa #92-00164	William and Helen Fulton House 1902 - Foursquare - 2 story - frame - vinyl siding Garage: c.1977 - detached frame - two car - gable front roof	1 contributing building (A), 1 non-contributing
619 W. Main St Map #WS-117 Iowa #92-00777	John (and ?) Copp House 1959 - ranch - hip roof - 1 story - frame - wide wood siding Garage: attached	1 contributing building (A)
623 W. Main St Map #WS-118 Iowa #92-00778	James and Patricia Harris House c.1958 - ranch - hip roof - 1 story - frame - wide wood siding Garage: attached	1 contributing building (A)
627 W. Main St Map #WS-119 Iowa #92-00779	Ernie and Josephine Kriner House c.1957 - ranch - hip roof - 1 story - frame - wide wood siding Garage: attached	1 contributing building (A)
633 W. Main St Map #WS-120 Iowa #92-00780	Dallas and Virginia Chamberlin House c.1956 - ranch - hip roof - 1 story - frame - wide wood siding Garage: attached	1 contributing building (A)

<i>Address Map / State #</i>	<i>Historic name Significant year, style, height/walls Garage</i>	<i>Preliminary resource count for historic district</i>
602 W. Main St Map #WS-121 Iowa #92-00781	Nicholas and Mary Smith House c.1882 (1868?), 1999 - T-plan - 2 story - frame - vinyl siding Garage: c.1984 - detached frame - two car (size) - gable front roof	2 non-contributing buildings
606 W. Main St Map #WS-122 Iowa #92-00782	Henry and Teresa Eagle House c.1924 - bungalow - side gable - 1 1/2 story - frame - aluminum siding Garage: c.1924 - detached frame - one car - gable front roof	2 contributing buildings
610 W. Main St Map #WS-123 Iowa #92-00783	Lucy Dempsey House 1950 - ranch - 1 story - frame - vinyl siding Garage: c.1960 - detached frame - one car - gable front roof	2 contributing buildings
618 W. Main St Map #WS-124 Iowa #92-00784	Adam Wombacher House 1902 - Queen Anne - 2 story - frame - aluminum siding Garage: c.1958 - detached frame - one car - gable front roof	2 contributing buildings (non?)
628 W. Main St Map #WS-125 Iowa #92-00785	Jeanette Simmons House c.1902 - Queen Anne - 2 story - frame - wide wood siding Garage: c.1910s - detached frame - two car - hip roof (flared)	2 contributing buildings (A, C)
634 W. Main St Map #WS-126 Iowa #92-00786	Robert and Mary Glasgow House c.1860s? - gable-front - 1 1/2 story - 1 1/2 story - frame - vinyl Garage: c.1984 - detached frame - gable front roof	1 contributing building (A, C), 1 non-contributing building
703 W. Main St Map #WS-127 Iowa #92-00787	Jay and Helen Brewer House 1946 - minimal traditional (with front cross gable) - 1 story - frame - aluminum siding Garage: 1946 - detached frame - two car - hip roof	2 contributing buildings
709 W. Main St Map #WS-128 Iowa #92-00788	Samuel and Janet Boyd House c.1917 - Craftsman - 2 story - frame - wood siding Garage: c.1917? - detached frame - hip roof	2 contributing buildings
717 W. Main St Map #WS-129 Iowa #92-00789	Watson-Patterson House c.1891 - L-plan - 2 story - frame - vinyl Garage: c.1975 - detached frame - side gable roof	2 non-contributing buildings
727 W. Main St Map #WS-130 Iowa #92-00790	John and Matilda Marie House c.1919 - bungalow - gable-front - 1 1/2 story - frame - aluminum siding Garage: c.1994 - detached frame - hip roof - asphalt	1 contributing building, 1 non-contributing building
735 W. Main St Map #WS-131 Iowa #92-00791	John G. and Mary L. Stewart House c.1899 - Queen Anne - 2 story - frame - wood Garage: c.1995 - detached frame - gable-front roof	1 contributing building, 1 non-contributing building
803 W. Main St Map #WS-132 Iowa #92-00792	John F. Brown House c.1868 - Gothic Revival - 1 1/2 story - frame - vinyl Garage: attached (addition)	1 contributing building
704 W. Main St Map #WS-133 Iowa #92-00793	Edna Stumpf House c.1949 - ranch (hip roof) - 1 story - frame - vinyl Garage: c.1949 - detached frame - gable front roof (clipped)	2 contributing buildings
708 W. Main St Map #WS-134 Iowa #92-00794	Dr. James and Mary Combs House c.1890 - gable-front upright with ell - 2 story - frame - wide wood siding Garage: c.1974 - detached frame - side gable roof	1 contributing building, 1 non-contributing building
714 W. Main St Map #WS-135 Iowa #92-00795	Stephen B. and Mary A. Sanford House c.1866 - gable-front - 1 1/2 story - 1 1/2 story - frame - asbestos Garage: -- - none	1 contributing building

<i>Address Map / State #</i>	<i>Historic name Significant year, style, height/walls Garage</i>	<i>Preliminary resource count for historic district</i>
726 W. Main St Map #WS-136 Iowa #92-00796	Edward and Anna Harmeier House c.1916 - Craftsman / Foursquare - 2 story - frame - wood siding, wood shingles Garage: c.1920s - detached frame - gable-front roof (clipped originally)	2 contributing buildings
728 W. Main St Map #WS-137 Iowa #92-00797	Alfred and Jean Fritz House 1992 - gable-front - 1 story - frame - vinyl Garage: 1984 - detached frame - gable front roof	2 non-contributing buildings
800 W. Main St Map #WS-138 Iowa #92-00798	Charles and Gertrude Ragan House c.1950 - ranch (side gable) - 1 story - frame - wide wood siding Garage: c.1975 - detached frame - gable-front roof	1 contributing building, 1 non- contributing building
804 W. Main St Map #WS-139 Iowa #92-00799	Ivan and Mary Greene House c.1973 - ranch (side gable with front cross gable) - 1 story - frame - vinyl siding Garage: c.1976 - attached; lot to north - detached metal - side gable roof - metal	1 non-contributing building
808 W. Main St Map #WS-140 Iowa #92-00800	Alfred and Genevieve Ledger House 1951 - ranch - 1 story - frame - wide wood siding Garage: basement attached	1 contributing building
904 W. Main St Map #WS-141 Iowa #92-00801	Ella C. Warren House c.1928 - Dutch Colonial Revival - 2 story - frame - vinyl siding Garage: c.1928 - detached frame - pyramidal roof	2 contributing buildings
105 S. Avenue H Map #WS-143 Iowa #92-00803	Verice and Mary Beliel House c.1928 - bungalow - side gable - 1 1/2 story - frame - vinyl Garage: c.1995 - detached frame - three car - side gable roof	1 contributing building (A), 1 non- contributing building
117 S. Avenue H Map #WS-144 Iowa #92-00804	Timothy and Recinda Widmer House 2000 - ranch / bermed - 1 story bermed - frame - brick veneer / vinyl Garage: attached - three car	1 non-contributing building (age)
915 W. Main St Map #WS-145 Iowa #92-00805	Sunset Park 1904 - park	park - 1 contributing site, 1 contributing object, need final resource count for NRHP nomination
800 W. Madison St (in Sunset Park) Map #WS-146 Iowa #92-00160	Alexander and Mary Young Log House c.1840, 1912 - log house - 1 story - log	1 contributing building (A) in Sunset Park

VI. Recommendations

The intensive level historical and architectural survey of the residential neighborhood on the west side of Washington, Washington County, Iowa, is part of a phased program to identify, evaluate, register, and protect the cultural resources in Washington. The purpose of the survey was to complete an intensive level historical and architectural survey of 149 properties along W. Jefferson Street, W. Washington Boulevard, and W. Main Street from roughly Avenue B to and including Sunset Park. Research was also conducted to develop historic contexts to evaluate the historic resources surveyed. The primary goal of the project was to evaluate a potential historic district and to identify its potential boundaries and contributing buildings. The buildings were evaluated for individual eligibility as well, as feasible within the scope of this project.

In addition to this survey report, a total of 151 Iowa Site Inventory forms were completed as part of this project, including forms for 148 residential properties, one educational property, one park, and one moved/commemorative log house (listed on the NRHP in Sunset Park). Surveyed properties generally consisted of a house or a house and garage. Approximately 252 extant buildings were included on the 15 residential blocks in this survey area, including 189 built by 1969. Additional resources surveyed are located in Sunset Park, including the park itself, a log house, shelters, restrooms, courts, play equipment, and the municipal pool. Overall, the surveyed properties consist of 69 properties that were previously surveyed at some level, including four that were listed on the National Register of Historic Places. Thus, 82 properties were newly surveyed as part of this project. Iowa Site Inventory forms were filled out for each property, including name, date, address, a narrative description, and a statement of significance. Digital photographs and maps were inserted on each form as well. Through this survey project, there appears to be an eligible West Side Residential Historic District that includes 148 surveyed properties on the residential blocks with approximately 183 contributing resources and 68 non-contributing resources, plus Sunset Park and its resources.

First, it is recommended that the City of Washington Historic Preservation Commission (WHPC) pursue nomination of the identified West Side Residential Historic District to the National Register of Historic Places (NRHP). The recommendations for the historic district within this report should be used as the framework to begin this process. Through the work to complete this nomination, the boundary and period of significance may be revised, if needed. This nomination would utilize the historic contexts developed through this project. A narrative description of the district and statement of significance for the district will still need to be developed for this nomination. Additionally, further work to tabulate and classify the resources in Sunset Park needs to be completed. Historic photographs, postcards, and maps should be utilized to support the significance and the integrity of the district, as effective. Buildings listed on the National Register of Historic Places through a historic district would not also need to be individually nominated, as they enjoy the full benefits of listing as contributing buildings in a district. At least two public meetings should be held to explain the nomination process and benefits of listing on the National Register of Historic Places in conjunction with the nomination project, one at the start of the project and one prior to the State Nomination Review Committee (SNRC) meeting. The meetings would also provide the opportunity to fully explain that listing on the National Register of Historic Places does not restrict any rehabilitation work or demolition by a private property owner. At the same time, building owners are qualified for historic rehabilitation tax

credit incentives and historic preservation grant opportunities for buildings listed as contributing within a historic district.

This nomination could move forward as a stand-alone historic district nomination or accompanying a Multiple Property Document (MPD) nomination for the National Register of Historic Places for the “Historical and Architectural Resources in Washington, Iowa.” At this time, it appears that either approach would be viable. Historic contexts included in this report would formulate the basic information and structure for the NRHP nomination for a historic district nomination. Alternatively, historic contexts would be developed for a MPD nomination, drawing more broadly on activities and resources in Washington, rather than only within this select district. The historic district nomination would then be briefer, tied to the MPD for general contextual information. The MPD would then also set the stage and provide the background for future historic district or individual property nominations. While historic contexts have been developed previously for Washington, there may still be significant work in the structure, writing, and analysis for a strong MPD document, depending on the approach and structure of the MPD. From this view point, it may be simpler to proceed with only the historic district nomination at this stage, working at a later date on the development of a MPD. However, the development of a MPD with at least the residential contexts would set the stage for nomination of several other properties and neighborhoods in Washington. Thus, it is recommended that a MPD nomination with the residential historic contexts be developed in conjunction with the West Side Residential Historic District nomination.

When considering future projects, it is also recommended that the City of Washington Historic Preservation Commission review the other recommendations of the *Planning for Preservation in Washington, Iowa*, report completed in June 2009. Two recommended areas for survey and nomination have been completed: the downtown and the “west side” survey. Two additional areas were identified with rankings at a “1” as a priority for survey projects: the “east side” neighborhood and the “railroad corridor.” The boundaries for these survey areas should be reviewed and adjusted per information collected in this report on the development of Washington. The “east side” neighborhood would primarily have residential resources, similar to the completed “west side” survey, while the railroad corridor was noted to have a number of commercial, industrial, and railroad resources. Both areas include historic districts or buildings that have been previously identified as potentially eligible for listing on the National Register of Historic Places.

Additional neighborhoods in Washington were also outlined for future survey work in the 2009 report, and other mid-20th century neighborhoods on the southeast side of Washington should also be considered. Portions of these other survey areas previously identified may have additional eligible historic districts. The boundaries for these survey areas should be reviewed and adjusted per information collected in this report on the development of Washington. Historic districts must possess significance and integrity, according to the National Register of Historic Places standards. By definition, a historic district “possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.” The resources within the historic district must have a common theme for the district to have significance as a whole. This theme may be related to original platting, historical development, architecture / property types, ethnic history, or another

aspect of significance. Additionally, areas recommended for intensive level survey usually also have resources that may be individually eligible for the National Register of Historic Places. These resources enjoy the same privileges in being listed as contributing resources in a historic district as being listed individually. Thus, usually only resources outside of a historic district are individually nominated once a historic district has been determined.

In addition to the previously identified older neighborhoods for potential survey projects, it is recommended that the WHPC undertake a mid-20th century neighborhoods survey that includes a number of plats filed from 1940 to 1966. Surveying these neighborhoods at the same time would assist in further development of the historic context of *Residential Development in the Post-War Period, 1945-1970* and provide context for a comparative assessment of these neighborhoods. The Eclipse Addition (1940 plat, 10 houses built from 1940-1950) and Sowden's Addition or Prospect Place (1946 plat, 10 houses built from 1948-1951) are linked to the residential development in Washington immediately prior to and following World War II. Neighborhoods/plats to potentially include from the 1950s to 1960s include Circle Drive Subdivision (1952 plat, 9 houses built in the 1960s), Simmering's Subdivision (1959 plat, 12 houses built from 1951-1965), Perdock's Subdivision (1961 plat, 17 houses built 1961-1968), Green Meadows Addition (1963 plat, 19 houses from 1961 to 1969), and Hotle's 1st and 2nd Subdivisions (1965/1967 plats, 42 houses built from 1966 to 1968). These ~120 properties could make one survey project as a thematic project, involving discontinuous properties. The Cottage Plat neighborhood (~55 houses built from 1950 to 1970, plus later homes) around the United Presbyterian Home could be surveyed as part of this project, or surveyed as part of a separate project, as it involved residential development in this period but related to a separate subtheme.

Finally, it is recommended that the City of Washington Historic Preservation Commission continue to pursue funding to complete these future phases of the survey and nomination projects for Washington. There is interest in the history of Washington, both locally and statewide. The City of Washington Historic Preservation Commission has had success applying for Certified Local Government (CLG) grants as well as Historic Resource Development Program (HRDP) grants over the past decade, with upcoming rounds due in August and April respectively. These state grants are the most logical source to pursue for funding for the intensive level surveys and nomination projects.

- 1. Certified Local Government (CLG) grants:** These grants are available through the Historic Preservation Office of Iowa in Des Moines, through funds allocated to the office by the federal government. CLG grants are only available to historic preservation commissions in good standing as a CLG. CLG grants can be used for a variety of projects, including survey, nomination, public education, planning, and pre-development for rehabilitation projects. In recent years, grant applications have been due in August, with projects awarded in December and beginning around March. The grant covers 60% of the project costs, with the remaining 40% as a local match. This match can be either "in-kind" (volunteer labor or donated goods/services) or in cash. The volunteer hours are credited at the rate determined by the National Park Service, set at \$20.93 in July 2015. Thus, a nomination project with a budget of \$9,000 would be eligible to receive \$5,400 as a grant and require \$3,600 as a match (likely cash match, as volunteer hours would be minimal). A survey project with a budget of \$18,000 would be eligible to receive

\$10,800 as a grant and require \$7,200 as a match (could be up to 345 volunteer hours at \$20.93/hour – current volunteer rate for CLG grant projects). Some recommended divisions of responsibilities for the consultant and local commission are outlined for each project type in the grant manual.

2. **Historic Resource Development Program (HRDP) grants:** These grants are available through the State Historical Society of Iowa in Des Moines, through 5% of the funding of the Resource Enhancement and Protection (REAP) program. HRDP grants are available to individuals, non-profit organizations, businesses, and communities with CLG programs. HRDP grants are available in three categories: historic preservation, documentary collections, and museums. Historic preservation grants can be used to acquire, develop, or preserve real property listed on the National Register of Historic Places; survey historic and prehistoric sites; nominate properties to the National Register of Historic Places; interpret historic properties and sites; educate the public, train staff, or hire consultants who are experts on historic preservation; or purchase equipment to rehabilitate historic properties. Each project requires the involvement of a trained professional appropriate to the project type, with a letter of commitment included in the grant application. In recent years, grant applications have been due on April 30, with projects awarded in June and beginning in July. The grant is also a matching grant, with the match dependent on the applicant type. For a CLG, the match is \$.50 per \$1 requested, with at least \$.25 in cash and up to \$.25 in-kind for the match. Thus, a survey or nomination project with a budget of \$18,000 would be eligible to receive \$12,000 in grant funds, require a match of \$6,000 with at least \$3,000 as a local cash match and up to \$3,000 as an in-kind match (414 volunteer hours @ \$7.25 – current volunteer rate).

Appendix A. Sample Survey Forms

For the Intensive Level Historical and Architectural Survey of the residential neighborhood on the west side of Washington, an Iowa Site Inventory Form was prepared for each property. Digital color photographs of each resource were inserted on the last pages of each form, and these photographs were also submitted on CD. Six sample survey forms are included in this appendix as example of the forms used and type of information recorded for this survey. One set of the survey forms was archived at the State Historic Preservation Office, State Historical Society of Iowa, Des Moines, and the other set of survey forms was retained by the City of Washington Historic Preservation Commission. Additionally, electronic copies of the survey forms will be available on the Washington Public Library website. These survey forms are included as the appendix for the report:

Map #WS-015 - Horace W. and Constance Russel House – 411 W. Jefferson St - c.1923 - State # 92-00422

Map #WS-041 - Ira and Edna Miksch House – 627 W. Jefferson St – c.1957 – State #92-00755

Map #WS-046 - Eugene and Anna Anderson House – 320 W. Washington Blvd – 1891 – State #92-00384

Map #WS-064 - Howard A. and Martha J. Burrell House – 527 W. Washington Blvd – c.1876 – State #92-00376

Map #WS-109 - Robert and Jean Patterson House – 526 W. Main St - c.1916 – State #92-00419

Map #WS-127 - Jay and Helen Brewer House – 703 W. Main St – 1946 – State #92-00787