

Iowa Site Inventory Form

State Historic Preservation Office

(July 2014)

State Inventory Number: 92-00728 New Supplemental

9-Digit SHPO Review & Compliance (R&C) Number _____

Non-extant Year: _____

Read the Iowa Site Inventory Form Instructions carefully, to ensure accuracy and completeness before completing this form. The instructions are available on our website: <http://www.iowahistory.org/historic-preservation/statewide-inventory-and-collections/iowa-site-inventory-form.html>

• Property Name

A) Historic name Thomas and Ida Berdo House

B) Other names: West side survey map #WS-001

• Location

A) Street address: 215 W Jefferson Street

B) City or town: Washington (Vicinity) County Washington

C) Legal Description:

Rural: Township Name: _____ Township No.: _____ Range No.: _____ Section: _____ Quarter: _____ of Quarter: _____

Urban: Subdivision: Original Plat Block(s): 24 Lot(s): 3

• Classification

A) Property category: *Check only one*

- Building(s)
- District
- Site
- Structure
- Object

B) Number of Resources (within property)

If eligible property, enter number of:		If non-eligible property, enter number of:	
Contributing	Noncontributing		
<u>3</u>	Buildings	—	Buildings
—	Sites	—	Sites
—	Structures	—	Structures
—	Objects	—	Objects
<u>3</u>	Total	—	Total

C) For properties listed in the National Register:

National Register status: Listed De-listed NHL NPS DOE

D) For properties within a historic district:

- Property contributes to a National Register or local certified historic district.
- Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
- Property *does not* contribute to the historic district in which it is located.

Historic district name: West side residential historic district Historic district site inventory number: 92-00350

Name of related project report or multiple property study, if applicable:

MPD Title

Historical Architectural Data Base #

Architectural and Historical Survey of the "west side" residential neighborhood in Washington 92-013

• **Function or Use** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions

01A01: Domestic / residence

02H: Warehouse (ice)

B) Current functions

01A01: Domestic / residence

01C04: Domestic / storage shed

• **Description** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural Classification

06D: Tudor Revival

B) Materials

Foundation (visible exterior): 10A: Concrete block

walls (visible exterior): 02A: Wood weatherboard

Roof: 08A: Asphalt shingles

Other: _____

C) Narrative Description **SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED**

• **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

- Criterion A: Property is associated with significant events. Yes No More research recommended
- Criterion B: Property is associated with the lives of significant persons. Yes No More Research Recommended
- Criterion C: Property has distinctive architectural characteristics. Yes No More Research Recommended
- Criterion D: Property yields significant information in archeology/history. Yes No More Research Recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

- A Owned by a religious institution or used for religious purposes. E A reconstructed building, object, or structure.
- B Removed from its original location. F A commemorative property.
- C A birthplace or grave. G Less than 50 years of age or achieved significance within the past 50 years.
- D A cemetery

C) Areas of Significance

Enter categories from instructions

Community planning and development

D) Period(s) of significance

E) Significant dates

Construction date

1939 *check if circa or estimated date*

Other dates, including renovations

c.1910 - ice house / garage, 1934 - rear house

F) Significant person

Complete if Criterion B is marked above

G) Cultural affiliation

Complete if Criterion D is marked above

H) Architect/Builder

Architect

Builder/contractor

I) Narrative statement of significance **SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED**

• **Bibliography** *See continuation sheet for the list of research sources used in preparing this form*

• **Geographic Data** *Optional UTM references* *See continuation sheet for additional UTM references or comments*

UTM References (OPTIONAL)

Zone	Easting	Northing	NAD	Zone	Easting	Northing	NAD
1				2			
3				4			

• **Form Preparation**

Name and Title: Mary Patterson - volunteer Rebecca Lawin McCarley, consultant Date: September 22, 2015

Organization/firm: Washington Historic Preservation Commission E-mail: -

Street address: City Hall, 215 E. Washington St Telephone: 319-653-6584

City or Town: Washington State: Iowa Zip code: 52353

• **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) For all properties, attach the following, as specified in the Iowa Site Inventory Form Instructions:

1. **Map** of property's location within the community.
2. **Glossy color 4x6 photos labeled** on back with property/building name, address, date taken, view shown, and unique photo number.
3. **Photo key showing each photo number on a map and/or floor plan, using arrows next to each photo number to indicate the location and directional view of each photograph.**
4. **Site plan** of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:

See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

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

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:

- Yes No More Research Recommended
- This is a locally designated property or part of a locally designated district.*

Comments: _____

SHPO authorized signature: _____ Date: _____

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Narrative Description

The main/front house on this lot is a two story, three bay frame Tudor Revival house built in 1939 on the south side of W Jefferson Street. The house sits on a concrete block foundation, and the walls are wood weatherboard (beveled/wide). The roof is covered with asphalt shingles, and the house has a brick chimney. There are one-over-one-light double-hung wood windows with aluminum combination storm / screens. To the southeast of the house there is another small building currently used for storage but identified as a dwelling on the 1943 Sanborn map and used as a house from the 1930s to 1970s. Along the alley at the south edge of the property, there is a two story outbuilding identified on the 1917, 1931, and 1943 Sanborn maps as an ice house. It is also used for storage.

The façade (north elevation) of the main house is divided into three bays by the gable-roof vestibule with flared extended roof typical of Tudor Revival style houses. The front entry has a door with six small windows in the top quarter and a wood screen door. There is a one-over-one-light double-hung window to the left and the right of the entry vestibule, and both have aluminum combination storm / screens.

The east elevation has two windows on the first story. The front/north/right window is a one-over-one-light double-hung window. The other window is roughly centered and is a smaller one-over-one-light double-hung window. Both windows have aluminum combination storm / screens. The second story has a pair of one-over-one-light double-hung windows centered in the gable, and both have aluminum combination storm / screens.

The west elevation has two one-over-one-light double-hung windows on the first story, one located toward the front of the house and the other toward the rear. There is a pair of one-over-one-light double-hung windows in the gable on the second story. All the windows have aluminum combination storm / screens.

The south elevation (rear) of the house is divided into three bays by a centrally located gable-roof dormer on the second story. The rear entry and a small one-over-one-light double-hung window to the left share the center bay on the first story. The entry has a wood door with a single-light window and screen door. There is a one-over-one-light double-hung window to the right/east of the center bay and a one-over-one-light double-hung window to the left/west of the center bay. There is a pair of single-light windows in the dormer on the second story. All the windows have aluminum combination storm / screens.

The small house built to the southeast of the main house is a one-story frame building clad with wood weatherboard that sits on a poured concrete foundation. This house was likely built in 1934 for the Berdo family, with residents then renting here by 1940 as the family moved to their new house on the front portion of the lot. The hip roof is covered with shingles, and the façade faces north. There is a wood entry door at the far right side of the façade, and a six-over-six-light double-hung wood window just to the left/east of the door. There is a smaller single-light fixed window with sill is higher than typical on the east/left half. The east elevation has two evenly spaced six-over-six-light double-hung wood windows. The west elevation has the same fenestration, two six-over-six-light double-hung wood

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windows evenly spaced within the wall. The south elevation has one centered six-over-six-light double-hung wood window.

The gable-roof frame outbuilding is located at the southeast corner of the lot along the alley, and it sits on a poured concrete foundation. It was likely built around 1910, and Sanborn maps from 1917, 1931, and 1943 show it as an ice house. The roof is covered with asphalt shingles. In the center of the north elevation, facing the house and Jefferson Street, there is a tall wood door divided into three sections. A wood beam for raising items up to the top of the door projects above the door (no pulley, just the beam and another metal bar.) The east elevation has two large sliding barn doors on the south/left two-thirds and a smaller set of hinged double doors to the right/north. The south elevation has a lift system like the north elevation, with a wood beam and metal rod below, linked to each other by a metal hook, in the gable. At ground level, there is another large sliding barn door. The west elevation has no openings.

Narrative Statement of Significance

The Thomas and Ida Berdo House appears to contribute historically and architecturally to the potential “west side” residential historic district in Washington. It is located at the east end of the historic district, historically and currently at the break between the west side residential neighborhood and the commercial downtown to the east. The house is the only one identified as built in the 1930s in the neighborhood, and it is the only example of the Tudor Revival style. Like other homes built in the period before and after this house, the home was built for a successful businessman who lived here for a number of years.

The house may be individually eligible for listing on the National Register of Historic Places under Criterion C for architecture. At this time, it is unknown how many other Tudor Revival houses are found in Washington. Additional research would need to be completed on these homes, with comparison to this house, to fully evaluate its significance. Additional evaluation of the interior would also need to be completed.

The outbuilding, noted as an ice house historically, may also be individually eligible for listing on the National Register of Historic Places under Criterion C as a unique building type in Washington. Additional research on this building, evaluation of the interior, and research on Cherry's dairy and other dairy or ice buildings in Washington would need to be completed to fully evaluate its significance.

History / research summary of property

The 1917 Sanborn map shows a different, one story house at this location and a 1 ½ story ice house along the alley at the south end of the property, which was not there on the 1909 Sanborn map. William W. and Margaret R. Cherry bought the property from Annie Strause on April 12, 1910. The 1910 census lists William W. Cherry, age 52, as a dairyman for the city dairy, and he lived with wife Margaret, age 52, and two daughters. He operated a dairy at 301 S. Marion, and he lived at this address as well, per the 1910-11 city directory. The ice house was likely built for the business. The

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1926 city directory lists W.W. Cherry continuing to live at 301 S. Marion, though a pen notation says "mistake." W.W. Cherry transferred the property to Washington National Bank in 1929. By 1931, the Sanborn map shows the house is gone but the ice house remains.

The property was transferred from Washington National Bank to Ida C. Berdo on July 23, 1934 by Sheriff's Deed. A note in the *Democrat Independent* on October 4, 1934, page 7, states that "Mr. and Mrs. Tom Berdo are planning to move into their new house on West Jefferson street on Monday." Thomas Berdo was a realtor who first appears at this address in the 1935 city directory. This original house reference is to the house that sits on the southeast portion of the lot. 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 on their five room Cape Cod cottage (Tudor Revival) located on the front portion of the lot where they built a few years ago for the last few months ("Housing Situation in Washington Improves; Residences are Built," *Evening Journal*, June 7, 1939, 1). Thus, the main/front house was built in 1939, and then the earlier small hip-roof house 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.

The 1940 census indicates Thomas Berdo living at 215 W. Jefferson, age 44 and his wife Ida, also age 44, living here. His occupation is listed as Caretaker – own properties, and she is a time payment clerk in a department store. The census also lists Claire Norton and wife Carma, both 24, living at 215 ½ W Jefferson. He is a bookkeeper for a utility company, and she is a saleslady at a retail ready-to-wear store. The 1943 Sanborn map shows the main house (215), a smaller dwelling southeast of the house (215 1/2), and the ice house (at alley) on lot 3. All the Sanborn maps show a one story east side section on the ice house, which no longer exists. The Berdo name continues to be listed at this address in city and telephone directories through 1956. In 1953, the Berdos bought Lot 4 to the west at 219 W. Jefferson Street. The lot had an earlier house on the north half of the lot, and they built the ranch house on the south half of the lot around 1957. They are then listed living in this new house at 310 S. Avenue B in the 1958 city directory, continued to live there through the 1972 city directory. They continued to own this property with the two houses and the house at 219 W. Jefferson on the north half of Lot 4 through that period, and they used them as rental properties.

The 1964 city directory lists Wayne H. Brown, manager of Dog N' Suds, wife Nadene E. Brown and a daughter Brenda living here. The 1967 city directory lists Dale Venzke and wife Judith, both teachers at Washington Junior High School. By 1969, the occupant was Madalyn D. Mitchell, a clerk at Gamble's variety store. Thomas Young, a purchasing agent at Sitler Auto and wife Elaine, a beautician at Dayton Beauty Salon, are the residents in 1972 city directory. Thomas Henry Berdo died on August 14, 1973. The property was transferred from Ida C. Berdo, single to Clarence W. Goff, a realtor, and wife Alice B. Goff on February 1, 1974. Ida (Carris) Berdo later died on May 25, 1983.

The small house southeast of the main house has the number 213 beside the front entry. The first name associated with that address, Charles Pencil, is in the 1954 city directory. By 1964, the city directory lists Kenneth W. Carris, foreman at McCleery-Cumming Co., and in the 1969 city directory, he is listed as retired. Elton D. Shannon, US Army, and his wife Charlene F. are listed in the 1972 city directory and the 1974 telephone directory, but are gone by 1975.

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Fisher, Kathy. *In the beginning there was land : a history of Washington County, Iowa.* Washington, Iowa: Washington County Historical Society, 1978.

Newspapers, including anniversary/celebration editions on microfilm and/or bound at Washington Public Library:

Washington Gazette, January 6, 1893

Twentieth Anniversary Edition, *Evening Journal*, April 26, 1913

Twenty-Fifth Anniversary Edition, *Evening Journal*, April 3, 1926

Washington County Centennial Edition, *Evening Journal*, July 1936

Souvenir Edition of Washington Centennial, *The Evening Journal*, August 1939

Sixtieth Anniversary Edition, *The Washington Evening Journal*, February 27, 1953

Bicentennial edition, *The Washington Evening Journal*, July 1, 1976

Sesquicentennial edition, *The Washington Evening Journal*, April 13, 1989

Patterson, Mary. Collection of historic postcards, images, and city/telephone directories. Washington, Iowa. Accessed 2014-2015.

Portrait and Biographical Album of Washington County, Iowa. Chicago, Acme Publishing Company, 1887.

Sanborn Map Company. *Washington, Iowa.* Fire insurance maps. 1885, 1892, 1897, 1902, 1909, 1917, 1931, 1943.

Souvenir History of Washington, Iowa. Washington, IA: Washington Evening Journal, June 23, 1989.

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Location map



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

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Building plan (from assessor's website)

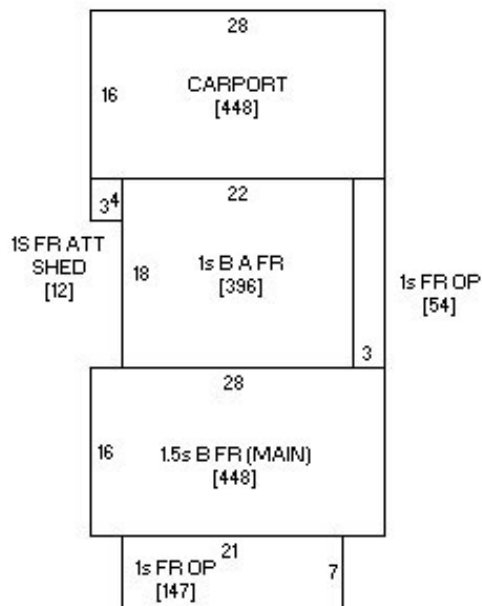


Photo from assessor's website



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Digital photographs



Photograph 92-00728-001 - House, looking southeast (December 2014)

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Photograph 92-00728-002 - House, looking west (December 2014)

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Photograph 92-00728-003 - House, looking northeast (December 2014)

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Photograph 92-00728-004 - Smaller house, looking south (December 2014)

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Photograph 92-00728-005 - Outbuilding, looking southwest (December 2014)

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Photograph 92-00728-006 - Outbuilding, looking northeast (December 2014)