

Iowa Site Inventory Form

State Historic Preservation Office

(July 2014)

State Inventory Number: 92-00006 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 Samuel Conner House

B) Other names: West side survey map #WS-002

• Location

A) Street address: 219 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): N 1/2 of Lot 4

• 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>1</u>	Buildings	—	Buildings
—	Sites	—	Sites
—	Structures	—	Structures
—	Objects	—	Objects
<u>1</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

B) Current functions

01A01: Domestic / residence

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

A) Architectural Classification

09A10: 1 1/2 story side gable house

B) Materials

Foundation (visible exterior): 10A: Concrete block

walls (visible exterior): 05E: Aluminum

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
 D A cemetery achieved significance within the past 50 years.

C) Areas of Significance

Enter categories from instructions

Community planning and development

D) Period(s) of significance

E) Significant dates

Construction date

1890 *check if circa or estimated date*

Other dates, including renovations

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: January 16, 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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Related District Number: 92-00350

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<u>Samuel Conner House</u>	<u>Washington</u>
Name of Property	County
<u>219 W Jefferson Street</u>	<u>Washington</u>
Address	City

Narrative Description

This is a one-and-one-half-story, side gable, frame house on the southeast corner of W. Jefferson Street and S. Avenue B (formerly Second St). The house sits on a later concrete block foundation, and the walls are clad in aluminum siding. The side gable roof is covered with asphalt shingles, and a concrete block chimney is centrally located in the west gable. The wood windows have aluminum storm/screens. There is a one story rear addition and an attached car port. While the overall form of the house suggests earlier construction, the historic maps and research indicate construction around 1890.

The façade (north elevation) is divided into three bays. It is spanned by a full front porch with a centrally located pediment over the front steps, which appears to date to the 1910s. The porch has four turned columns, a square railing, and square balusters, all vinyl clad. Both the pediment and the gable ends are clad in beadboard. The entry is centered on the façade, and it has an aluminum storm/screen door. The left bay has a one-over-one-light double-hung window, and the right bay is the same. The windows both have aluminum storm/screens.

The east elevation is divided into two sections, the side of the front/main section of the house and the side of the rear section of the house. The front section has a picture window in the center of the first story consisting of a large fixed single light with a narrower, operable casement window on each side. On the second story, there are two one-over-one-light double-hung windows, and there is an attic vent centered above the two windows. There are two basement windows below the two second story windows. On the rear one-story section, there is a one-over-one-light double-hung window. There is also a simple brace at each side of the wall supporting the extended roof associated with the rear carport, which is to the rear/south of a small enclosed section under the roof along this side.

The west elevation is likewise divided into two sections. The two-story section has an exterior concrete block chimney rising from the ground to the roof at the center of the gable. On the first story, a small one-over-one-light double-hung window is located just to the right of the chimney. On the second story, two one-over-one-light double-hung windows flank the chimney. Two basement windows are directly below the two second story windows. The west elevation of the one story rear section has a door with an aluminum storm/screen door to the left/north, and a small one-over-one-light double-hung window to the right. This section has poles with simple braces supporting the extended roof in the same manner as the east elevation. The roof of the car port continues to the right/south.

The south elevation, the rear of the house, is the south side of the rear section. At the far right/east side, there is a solid door at ground level. To the left/west, there is another entry with concrete steps and an aluminum storm/screen door. Farther to the left/west of the second door, there is a small single-light window. In the gable visible above the carport, there is a centered small one-over-one-light double-hung window. The gable-roof carport then extends further to the south, with four poles with braces along the south side and one along the east and west sides.

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Narrative Statement of Significance

The Samuel Conner House appears to contribute historically to the potential “west side” residential historic district in Washington. The house appears to have been built around 1890, and carpenter/builder Samuel Conner then lived here with his daughter from 1890 until his death in the 1910s. The overall simple design of the house reflects the first generation of houses in the neighborhood, many of which were then replaced with larger homes from the 1890s to 1920s.

The house does not appear to be individually eligible for listing on the National Register of Historic Places under Criteria A, B, or C. The house does not appear to have particular architectural or historical significance.

History / research summary of property

The 1869 Bird's Eye View of Washington shows a one story side-gable house on this site, however, it appears setback on the south part of the lot. On the 1874 Atlas of Washington, the house is a simple rectangle, and the 1885 Sanborn map shows an earlier one story dwelling with a rear addition. A different house with a footprint similar to the current house then appears on the 1892 Sanborn map, indicating construction between 1885 and 1892. Over these years, the property belonged to first to David Mitchell, who sold it in October 1871 to J.T. White and N.W. Munger. A little over a year later, on January 14, 1873, White and Munger sold the property to Frank Stafford. In January 1890, Ralph Stafford, a nephew of Frank Stafford, transferred the property through a quit claim deed to W.P. Keister. This is followed in May 1890 by another transfer from Mrs. Eva Wells, a niece of Frank Stafford, to W.P. Keister. In August 1890, Estaline Stafford et al. transferred the property to W.P. Keister. In October 1890, a referee's deed awards the property to Samuel Conner, a carpenter. Per the *Washington Press* on December 30, 1890, Wylie & Conner built seven houses and two schools (Taylor, Scranton), and Anderson & Keister built nine houses and five barns in 1890. Thus, the house appears to have been built in 1890, and Samuel Conner ended up with the property, whether he built it or not.

Per the 1909 *History of Washington County*, Samuel Conner was among the early settlers of Washington in 1844, working as a carpenter since this time (Burrell 1909, Vol. 1: 176). Samuel Connor first appears Washington County in the 1850 census of Washington listed as a carpenter living with Anna, his wife, and a son William C, an infant. In 1860, the family includes Samuel, Anna, and four children – Willie C., Robt A., Walter M., and Sarah S. In 1870, the family includes Samuel, now 45 years old, his wife Nancy R. age 34, and two daughters, Sarah age 14 and Mary J. age 2. By 1880, the family lists Samuel as 52, Nancy 42, Saidie 24, Walter 23, Jennie 11, Minnie 9, and Edna H. 7. The 1885 Iowa census lists Samuel as 60, a carpenter, Sadie 29, a milliner, Jennie 16, Minnie 14, and Ettie, 12. It is unknown at this time where they lived from the 1840s to 1880s. Samuel Conner gained title to this property in October 1890, and he appears to have then moved here, likely into a new house. The 1892 Sanborn map shows the two-story side-gable dwelling with a one-story rear ell facing Washington, located on the east half of Lot 4. The 1894 Washington City Directory lists Samuel Connor, carpenter, living at 209 W Jefferson (early numbering, now 219). The 1895 Iowa Census

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shows the family as Samuel Conner, age 70, and daughters Sadie (39), Jennie (26), Minnie (24), and Henrietta (22). The 1897 Sanborn map shows the same house as in 1892, with an address of 209 W Jefferson. The 1900 Census lists Samuel Connor, age 76, and daughters Jennie, age illegible, Sadie, age 45, Minnie, age 29, and Henrietta, age 27. The address changed to 219 W Jefferson on the 1902 Sanborn map, although the house remained the same, and the 1903 city directory lists Samuel Connor and daughters Jennie, Minnie (a teacher), and Etta living at 219 W Jefferson. The 1910 census shows Samuel Connor, age 85, son Robert A. age 58, and daughters Minnie, age 38 and Henrietta, age 36. Robert is a flagman for the railroad, Minnie is a teacher, and Henrietta is a landlady in a boarding house.

On January 1, 1917, Minnie R. and Henrietta Connor transferred the property to J.W. Baker. The 1917 Sanborn map shows the same footprint with a full length front porch. The 1917 Washington County Directory lists the residents at 219 W Jefferson as J.W. Baker, retired, and his wife Lyda. They are also listed in the 1920 census at the same address, John (aged 69) and Lyda (age 67). Mrs. Baker died in 1925, and Mr. Baker in 1926. After that, it appears the house used as a rental for a time, as it was not transferred until 1939. The 1930 census lists Andrew C. Polis as renting 219 W. Jefferson for \$22 per month. He is 51, born in Iowa, and works as a "maintainer" for the state public highway. He lives here with wife Anna S. (51), nephew Floyd Polis (23, section hand for railroad), niece Dorothy M. Polis (14), and boarder Nellie Peifer (23, saleslady, dry goods store). A.C. Polis was listed at this address in the 1935 city directory.

In December 1939, executor Lynn W. Baker transferred the property to Emma Leppert. She is listed in the 1940 census as the owner, age 74, and a widow. The 1941 city directory lists Mrs. Emma Leppert and Miss Mary Chapman at this address.

In January 1953, Emma Leppert's executor C.V. Crull transferred the property to Thomas and Ida Berdo. They lived next door at 215 W. Jefferson Street. The 1954 telephone directory lists Roger Sheetz at this address, indicating that the house is being used as a rental. Berdos built a ranch house on the south half of this lot around 1957, first listed at 310 S. Avenue B in the 1958 city directory. They continued to own their earlier house at 215 W. Jefferson and this house at 219 W. Jefferson, using both as rental properties. Joe Bennett appears in the 1960 and 1962 telephone directories at 219 W. Jefferson Street. Madelon K. Anderson, widow of Harold and a clerk at Mill's Market, is listed here in the 1964 city directory. In the 1967 city directory, Elva J. Givans, widow of Bert, and Ross R. Johnstone, retired, have joined Mrs. Anderson in the house. By 1969, the city directory shows only Ross R. Johnstone, retired, living there. However, in the 1972 city directory, Madelon K. Anderson, widow of Harold and a clerk at Embree's Grocery is the only name listed.

On May 15, 1972, Thomas and Ida Berdo sold the north 66 feet of Lot 4 to Earl R. Wood, and on May 22, 1972, he sold that portion to Donald A. and Esther L. Statler.

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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)

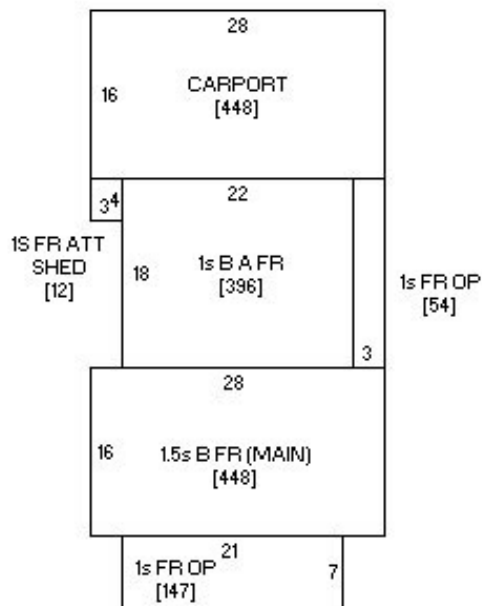


Photo from assessor's website



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Digital photographs



Photograph 92-00006-001 - House, looking southeast (December 2014)

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Photograph 92-00006-002 - House, looking southeast (December 2014)

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Photograph 92-00006-003 - House, looking northeast (December 2014)