

# Iowa Site Inventory Form

State Historic Preservation Office

(July 2014)

State Inventory Number: 92-00459  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 Albert H. and Elizabeth Wallace House

B) Other names: West side survey map #WS-005

● **Location**

A) Street address: 302 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): 16 Lot(s): South 65' of Lot 8

● **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>	<b>Total</b>	—	<b>Total</b>

**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**

**B) Current functions**

01A01: Domestic / residence

01A01: Domestic / residence

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

**A) Architectural Classification**

**B) Materials**

09A03: Side-gabled roof, 1 story

Foundation (visible exterior): 04: Stone

walls (visible exterior): 15B: Vinyl

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*

1873  *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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Albert H. and Elizabeth Wallace House  
Name of Property

Washington  
County

302 W Jefferson Street  
Address

Washington  
City

**Narrative Description**

This is a one story, four bay, frame side gable house on the northwest corner of W Jefferson Street and S. Avenue B. The house sits on a stone foundation clad in stucco, and the walls are clad in vinyl siding. The gable roof is covered with asphalt shingles. The windows are typically one-over-one-light double-hung vinyl windows with aluminum storm / screens. A one car garage is attached to the north/rear side of the house and protrudes a few feet past the west wall of the house.

The façade (south elevation) is divided into four bays. The most prominent feature is a bay window at the southeast corner of the house. The window has three sides with a one-over-one-light double-hung vinyl window on each side. To the left of the bay window is the front entry, which has a small wood porch and steps with a pediment roof above the door, supported by simple wood brackets. There is an aluminum storm / screen door and vinyl door surround. To the left/west of the front door, there are two equally spaced one-over-one-light double-hung vinyl windows, both with aluminum storm / screens.

The west elevation is composed of three sections, the side gable of the main section of the house, the side of the rear section, and the side of the rear garage addition that protrudes a few feet on this side. The first two sections have no windows or doors. The garage addition has a two light casement window on this side.

The east elevation faces South Avenue B, and it likewise has three sections. The front/south section is the side gable of the main section of the house, and it has two one-over-one-light double-hung vinyl windows. Under the right/south window, there is a basement window with a stone lintel and plywood covering the glass. The rear gable-roof section of the house has a hip-roof porch along the west side. The porch has a modern wood deck extended to the east and wood steps down to the driveway on the north. The roof is covered with asphalt shingles and is supported by square columns. The floor of the porch and the steps are carpeted. The north end of the porch has been enclosed for a rear entry vestibule. It has an eight-light window on the west side and a four-light window and a door on the south side. A one-over-one-light double-hung vinyl window is within the porch to the south/right. The shed-roof garage addition is setback on the east elevation, with a single-car overhead garage door on this side.

The north/rear elevation consists of the gable-end of the rear gable-roof section and the attached shed-roof garage addition. A one-over-one-light double-hung vinyl window is visible on the gable-end of the house, as the garage is setback to the west (and then protrudes on the east side). Below the window, there is a large boarded up opening to the basement. A brick chimney rises above the garage to the center of the gable.

**Narrative Statement of Significance**

The Albert H. and Elizabeth Wallace House appears to contribute historically to the potential “west side” residential historic district in Washington. The house was built during the early development of the neighborhood in the 1860s and 1870s, and it reflects the smaller houses built in this period. The house

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was built for lumber yard owner Albert H. Wallace, who later built and moved to a larger house a couple blocks to the east. The house is significant within the early development of the neighborhood.

The house does not appear 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 (chronological order, by owner/period):*

The 1869 birds-eye view shows a house on the north half of Lot 8, with the corner to the south as empty. Jonathan H. Wilson bought Lot 8 from W.H. Jenkins in November 1867 (Jenkins also owned lots 1, 3, 5). Then, A. Burroughs transferred Lot 8 (part or part interest) to Wilson and Wallace in the late 1860s or early 1870s (no date in transfer book). The property was jointly owned by Wilson and Wallace until Wilson transferred his half interest on Lot 8 to Wallace in February 1873. A house with a footprint similar to the current house appears on the 1874 atlas map and an earlier house on the alley is gone. Assuming that Wallace built this house after acquiring the property, then the house was likely built in 1873.

The 1880 census lists Albert H. Wallace, age 45, lumber dealer, living on Jefferson Street with wife Lizzie (Elizabeth) (age 45), son Albert G. (17, clerk in lumber office), son Leigh H. (school), and servant Barbara Kedian (sp?) (age 20, born in Iowa). William Wilson and A.H. Wallace were business partners in a lumberyard. The *Washington Press* on September 27, 1871 noted that Wilson & Wallace had been in business for 17 years, including hardware, furniture, and a lumber yard near the Washington Elevator. The January 6, 1893 issue of *Washington Gazette* notes that the lumber business of Wallace & Huskins had done a large amount of business in the last few years as more elaborate homes were being built. Wallace had been in business for 24 years, first with Squire Wilson and then the past 14 years with J.P. Huskins. The 1894 city directory lists A.H. Wallace living two blocks to the east at 101 W. Jefferson, and he continued to reside here per the 1903 city directory. Sanborn maps from 1885 to 1909 show a large home at this southwest corner of Jefferson and Iowa (demolished). The 1874 map shows this lot as vacant, so that house was likely built between 1874 and 1885. It is unknown at this time when Wallace acquired that property. Thus, it appears that Wallace lived in this house at 302 W. Jefferson at least for awhile (perhaps until selling in 1887 or used it as a rental for period as well), later moving to 101 W. Jefferson. In 1899, the directors for the original incorporation of Sunset Park were Frank Stewart, Charles H. Keck, A.H. Wallace, Carl M. Keck, and Howard A. Burrell ("Washington's Beautiful Parks, *Evening Journal*, April 26, 1913, 9).

A.H. Wallace and wife sold the property at 302 W. Jefferson to Mary Laughead on July 15, 1887. Rev. Isaac N. Laughead married Mary Cameron around 1886, after his first wife Nancy died on December 3, 1883. The 1885 census lists Isaac N. Laughead (minister, age 74, born in Ohio) living with James H. and (Lizzie) Nancy Young at Main and Avenue B. The 1894 city directory lists I.N. Laughead living at 302 W Jefferson. The 1895 Iowa census shows I.N. Laughead (82), Mary Laughead (60), and Elizabeth Cameron (80), and Mary Laughead, age 60, living together. However, I.N. Laughead's name on the census form has been crossed out and there is a mark by his name in the column labeled

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Deaths in 1894. Death records show that he died on July 22, 1894. The 1897 Sanborn map is the first to include a detailed footprint for houses on this block, and it shows this house with a side gable front section with a bay window on the east end of the south elevation and an entry porch to the left/west, a porch on the east side, and a rear section with a porch on the east side. On July 26, 1897, Lizzie N. (Laughead) Young et al transferred their interest in the property to Mary Laughead. She was not identified in the 1900 census in Washington. The census lists John E. Cameron, age 48, his wife Lenora, age 34, and Elizabeth Cameron, mother, age 87 in one household. The 1903 city directory lists Mrs. Elizabeth Cameron at 302 W Jefferson.

The property was transferred from Mary Brown Bailey and husband to their daughter-in-law Margaret Bailey on November 10, 1909. The 1910 census lists James and Margaret Bailey living at 735 W. Main, and it lists John A. Robertson (61) and wife Ida (58) renting the house at 302 W. Jefferson. The 1910-11 city directory also lists them living at 302 W. Jefferson, and John is a salesman. Margaret Bailey transferred it in November 1917 to her daughter Ida Bateman. The 1920 census lists Ira Mitchell, a mechanic aged 34, renting this house with his wife Jennie, age 28, and three children, daughter Veryl (age 4 ½), son Gerald (age 3), and daughter Cleo (age 2 months).

Ida M. Bateman and husband sold the property to J.W. Cox on April 16, 1924. Both the 1926 and the 1932 telephone directories list J.W. Cox at 302 W Jefferson. The 1930 census identifies the Cox family as John W. Cox, an auto mechanic, age 39; wife Barbara Cox, age 32; a son William G., age 11; and father-in-law John Goodman, age 63, widower. The house was valued at \$3000.

Cox sold the property to Goldie Mayo on July 2, 1935, and she sold it on November 26 that same year to W.F. Messer. The 1935 city directory lists W.F. Messer living here. The 1940 census lists Walter F. Messer, an agent for a bulk oil company, age 30, his wife Mary E., age 28, and a son Walter age 1. The 1941 city directory lists W.F. Messer living here.

The property was transferred to Tina M. Holt on August 31, 1951. The lot was divided and the north 67 feet was sold to contractor Donald Foss on June 1, 1956. Tina Holt Bain and husband then sold the remaining southern portion of lot 8 with this house to Orley and Alma Page on April 9, 1959. In the 1964 city directory, Orley Page is listed as living here and retired. A copy of the 1965 telephone directory shows Page, Orley 302 W Jefferson crossed out in pencil and a note in the margin saying "Keota". The house is vacant in the 1967 city directory. From 1969 until 1972, directories list Roy A. Page and May C. Page, partners in the Coffee Car, living here.

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**Location map**



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

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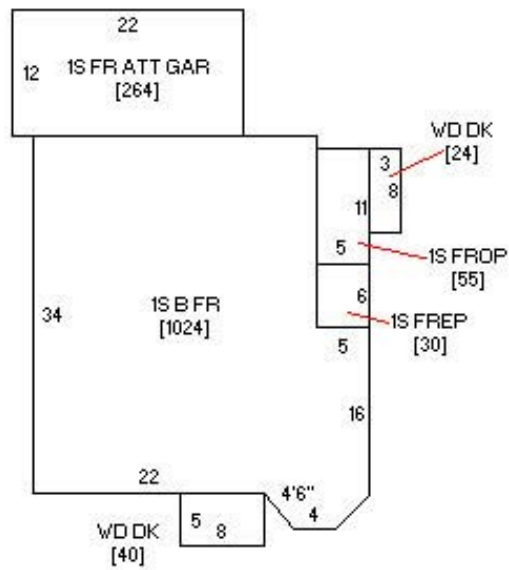
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**Building plan (from assessor's website)**



**Photo from assessor's website**





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**Digital photographs**



**Photograph 92-00459-001 - House, looking southwest (December 2014)**

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**Photograph 92-00459-002 - House, looking southeast (December 2014)**

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**Photograph 92-00459-003 - House, looking northeast (December 2014)**