

Iowa Site Inventory Form

State Historic Preservation Office

(July 2014)

State Inventory Number: 92-00384 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 Eugene and Anna Anderson House

B) Other names: West side survey map #WS-046

• Location

A) Street address: 320 W. Washington Boulevard

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): 15 Lot(s): 5

• 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>2</u>	Buildings	—	Buildings
—	Sites	—	Sites
—	Structures	—	Structures
—	Objects	—	Objects
<u>2</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

01C05: Domestic / garage

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

A) Architectural Classification

05D: Queen Anne

B) Materials

Foundation (visible exterior): 04: Stone

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

1891 *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

Wm. S. Wylie

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: December 30, 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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<u>Eugene and Anna Anderson House</u>	<u>Washington</u>
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Narrative Description

This is a two-story frame Queen Anne house built in 1891 on the northeast corner of the intersection of W. Washington and S. Avenue C. The house sits on a cut stone foundation, and is clad with aluminum siding. The cross gable roof is covered with asphalt shingles (diamond pattern). There is a Craftsman style front porch on the south and west sides of the house, and a square angled window at the southeast corner of the façade. The windows are wood with wood surrounds, and have aluminum storm / screens. An enclosed rear porch is located near the northwest corner of the house. There is an outside stairway to the second story which leads to a second story apartment. At the north end of the property, there is a two car frame garage with access from the side street, South Avenue C.

The façade faces W. Washington to the south. The 1893 photo show the original Queen Anne porch, which was then replaced by the current Craftsman style porch. The 1909 Sanborn map shows the earlier small porch, while the 1917 map shows a larger wrap-around porch. The Craftsman porch is sited around the southwest corner and extends farther to the west beyond the footprint of the house, and as far to the north as the staircase protrusion. The porch has a set of concrete steps with metal railings leading up to a wood porch floor. The railing and grating below the porch match, and are composed of square wood balusters in a repeating wide / narrow / narrow pattern. The low front gable porch roof is supported by short tapered square columns sitting on brick piers. There are three typical Craftsman support braces on the front gable, and there are exposed rafter tails along the east and west side of the porch roof. The entry, located on the left/west portion of the façade, is somewhat recessed and has a historic wood door with an aluminum storm / screen door. The wood door has three decorative panels above the window and three below the window, plus two wood panels below the decorative ones. Above the entry on the second story, there is a protruding front gable which has a one-over-one-light double-hung wood window. The gable has a wood sunburst decoration. To the right of the entry, on the first story, the rest of the façade protrudes from the entry, and there is a one-over-one-light double-hung wood window here. To the right of this window, at the southeast corner of the house, there is a one story square bay window sitting at a 45° angle to the plane of the façade. This bay has a narrow one-over-one-light double-hung wood window on each of the side walls, with a large wood picture window in center section of the bay window. On the second story, there are two even distributed one-over-one-light double-hung wood windows above the second/east section. At attic level, there is a slight protrusion near the peak of the gable, suggesting a concealed architectural detail. Just below that protrusion, there is a decorative wood window with small stained glass lights around the perimeter of the window.

The west elevation, facing the side street South Avenue C, has three sections. To the right, nearest the façade, there is a small one-and-one-half story protruding section which has a decorative fixed staircase window with a perimeter of small stained glass light and a larger clear central light. Above this section, there is a complex, cut-out roof construction. To the left of the staircase section, there is a two-story bay window. On both the first and second stories, there is a narrow one-over-one-light double-hung wood window in each of the angled sides of the bay. On the first story, the central section has a wider one-over-one-light double-hung wood window, and on the second story, the one-over-one-light double-hung wood window is about the same size as the other windows in the house. Above the second story angled side windows, there is a decorative wood bracket support the gable ends of the

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roof. There is a basement window below the center window of the bay. On the third/rear/north section of the west elevation, an enclosed porch covers the first story. The porch has a set of concrete steps with metal railings leading up to an aluminum storm / screen door which is located at the left side of the porch. The railing and baluster area of the porch is covered with siding, and there are three wood storm windows above that area on the north, west, and east sides of the porch. On the second story, there is a one-over-one-light double-hung wood window centered in the wall above the porch.

The east elevation is divided into three sections, with the center gable-roof section protruding beyond the first and third sections. A wood staircase leads from near the rear of the house up to a landing to the right/north of the southeast corner angled bay window, and then continues back toward the north to a second story entry with a wood door. The only window on the first story of this south/front section is the side of the previously described corner bay window. On the second story, there is a one-over-one-light double-hung wood window centered in the wall, and located roughly above the staircase landing. The center gable-roof section of the east elevation protrudes somewhat. On the first story, there is a one-over-one-light double-hung wood window, and above it, on the second story, there is a pair of narrow one-over-one-light double-hung wood windows. There is a basement window located below the landing of the staircase. The third/rear/north section is the side of the rear section of the house, and it is significantly recessed from the center section. It has a one-over-one-light double-hung wood window located toward the right on both the first and second stories, with a basement window below these two windows.

The north elevation, the rear of the house, is composed of the rear of the middle/east section and the rear gable-roof section of the house. The left/east section has two one-over-one-light double-hung wood windows near the intersection of the central portion of the house with the rear wing, one on the first story and the other above it on the second story. There is a basement window below these two windows. The main rear/north gable-roof section has a ground level wood entry door with a window in the upper half of the door, and an aluminum storm / screen door. Over the door, there is a small shed roof, and to the right of the roof there is a horizontal wood awning window. Above the awning window, on the second story, there is a one-over-one-light double-hung wood window. The gable above this section has a slight protrusion matching the one on the façade gable, and just below the protrusion, at attic level, there is a multi-light fixed wood window. There is a basement window just to the left of the first story entry door, and outside to awning window. About 10 feet from the house, there is a concrete cistern cover with a case iron pump.

There is a two car hip-roof frame garage at the north end of the lot, with a driveway from Avenue C to the west to the south side of the garage. The garage appears to have been built in the 1920s, and it appears on the 1931 Sanborn map. The garage is clad in wood siding, and it sits on a concrete foundation. It has a modern double-car garage door on the west side, with a historic wood pedestrian door. There is a one-over-one-light double-hung wood window on the north side, and a three-light wood window on the east side. The garage retains a high level of historic integrity.

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Narrative Statement of Significance

The Eugene and Anna Anderson House appears to contribute historically to the potential “west side” residential historic district in Washington. The house was built in the period of development of the neighborhood with large homes built by successful business in the late 19th century. While the siding likely has obscured some decorative details, the overall massing of the house is clearly that of a Queen Anne home. The Craftsman style porch reflects a typical early 20th century update to an earlier house, and it is significant as a historic change.

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 particularly architectural or historical significance, and the aluminum siding has impacting the integrity for individual listing.

History / research summary of property (chronological order, by owner/period):

Lot 5 is a vacant lot on the 1874 atlas of Washington, and Samuel Wolf is listed as the owner of the lot when transfer books were first started in the middle of the 1860s. Samuel Wolf and wife sold Lot 5 to Anna Anderson on January 17, 1891. Anna was the wife of Eugene Anderson. The *Washington Press*, in its 1891 year end building summary, includes a house built by Wm. S. Wylie for E. Anderson at a cost of \$2,700. The house is shown on the 1892 Sanborn map of Washington. An illustration of the house also is featured in a special edition of the *Washington Gazette* on January 6, 1893, and accompanied by a business biography of Anderson. Eugene Anderson was a commercial traveler for the Washburne-Halligan Coffee Company of Davenport, including handling Pure Quill spices and extracts, made by the same company. The 1894 city directory lists E. Anderson, salesman, at 308 W. Washington, and the 1895 Iowa census identifies the members of the household as Eugene Anderson, age 42, and his wife Anna E., age 37, with Anna Tedford, single and age 20, also living with the family. The 1900 census lists the family as Eugene Anderson, age 48, a home owner and a commercial traveler selling coffee, his wife Anna, age 41, and Clara Hines, a servant, age 19 and single. Eugene Anderson died on December 26, 1900. The 1903 city directory lists Anna Anderson living at 320 W. Washington, and also W.R. Mount, a commercial traveler, and his wife Martha, and their children Charley and Hazel. In October of that year, the *Press* notes, “Mrs. 'Gene Anderson has rented her house to Mr. Gaston of the Geo. Stewart Hardware Co., who will bring his mother from Ottumwa to make her home with him. Mrs. Anderson will retain rooms.” The 1910 census list widow Mamie Colton (38) renting the house at 320 W. Washington, living here with her daughter Greta (15). The 1917 county directory lists Anna Anderson living at 223 S. 2nd Street with her sister and mother. She died on February 22, 1920.

On March 27, 1920, Anna Anderson's sister Ella A. Warren sold the property to R.H. Fetters. The 1920 census has no entry at this address, but the 1925 Iowa census describes the family at 320 W. Washington as Ralph H. Fetters, a home owner whose house is valued at \$8,000 and who owes \$2,000 on his mortgage. He is age 47, his wife Julia is age 48, and their daughter Ireta is age 12. This census does not list occupations. There is no listing for this family in the 1926 telephone directory.

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On February 4, 1928, Sheriff Charles M. Dennison, in a sheriff's deed, transferred the property to Lena Horning Knupp, to clear up the title, as she had sold it to George J. Clapper on January 30, 1928. The 1930 census lists the family living at 320 W. Washington Street as George J. Clapper, an independent house painter, head of the household, and home owner of a house valued at \$10,000. Clapper is 58 years old, and lives here with his wife Lizzie, age 56, and two lodgers. Hubert S. Morgan is 23 years old and single, and works as a rod man on a survey party for the state. Arnold Kane, born in Norway, is 32 years old and working as a civil engineer. In the 1940 census, Clapper is age 68 and lists his occupation as Laborer, working "at home", his wife Lizzie is age 67. The 1941 city directory identifies the residents at this address as George Clapper, painter and laborer, his wife Lizzie, and Julius T. Freidel, owner of Happ's Coffee Car, with his wife Kathleen and son Robert. Carlyle Youngdale, who works at J.C. Penney, and his wife Martha are also living here. The 1952 telephone directory lists George Clapper at this address. The 1954 city directory identifies the residents as George Clapper, Accie Clapper, and O.K. Clapper living at 320 W. Washington Street, and Mrs. Fred Stock living at 320 ½ W. Washington. Clapper is listed again at this address in the 1958 telephone directory, but by 1958, the house appears to be vacant.

On September 23, 1958, the property was sold to Harm E. and Adeline E. Western. The 1960 telephone directory lists the Western family at 320 W. Washington. They are listed here in succeeding telephone directories through 1963, and also appear in the 1964 and 1967 city directories as Harm E. Western, retired, and wife Adeline E. The 320 ½ address has no listings in the street indices of the city directories.

Adeline E. Western, widow, transferred the property to Keith and V. Arlene Augustine on January 29, 1969. They are listed at 320 W. Washington in the 1969 city directory as Keith C. Augustine, installation service manager at Jarvis Inc., an appliance store, and wife Arlene V., a saleslady at Schoonover Drug Store. William C. Robertson, retired, and his wife Helen V. are listed at 320 ½ W. Washington in this directory, and also in the 1972 city directory. The Augustine family is listed in each of the city directories for 1972 and 1976, and the only change in information is in the 1976 directory where Keith's employer is now Burt's Appliance, successor to Jarvis.

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Burrell, Howard A. *History of Washington County, Iowa.* Chicago, IL: S.J. Clarke Publishing Company, 1909. 2 volumes.

City/telephone directories. Washington Public Library. Various years, including 1894, 1903, 1908, 1910-11, 1917, 1932, 1934, 1935, 1938, 1941, 1952, 1954, 1956, 1958, 1960, 1962, 1964, 1967, 1969, 1972, and 1976.

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

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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

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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)

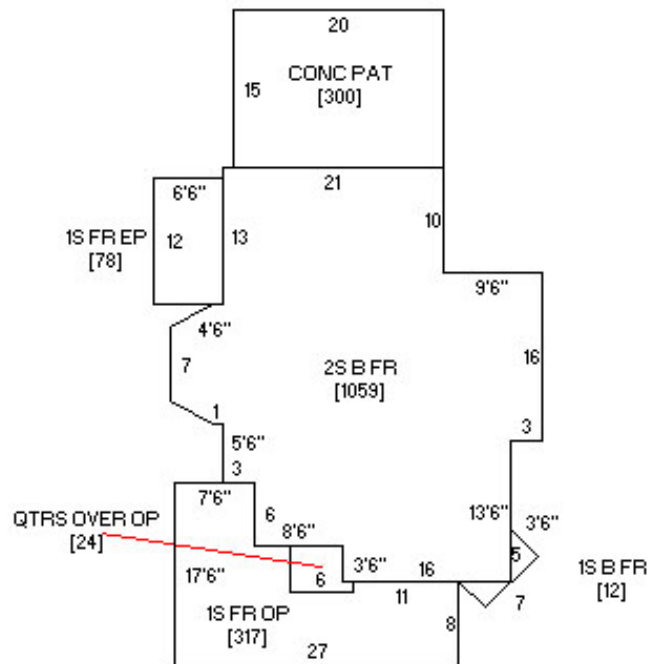


Photo from assessor's website



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Historic images



Washington Gazette, January 6, 1893

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Digital photographs



Photograph 92-00384-001 - House, looking northeast (December 2014)

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Photograph 92-00384-002 - House, looking northwest (December 2014)

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Photograph 92-00384-003 - House, looking southeast (December 2014)

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Photograph 92-00384-004 - Garage, looking northeast (July 2015)

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Photograph 92-00384-005 - Garage, looking west (July 2015)