

Iowa Site Inventory Form

State Historic Preservation Office

(July 2014)

State Inventory Number: 92-00732 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 Kos-Polis House

B) Other names: West side survey map #WS-009

• Location

A) Street address: 303 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): 25 Lot(s): 1

• 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

B) Current functions

01A01: Domestic / residence

01A01: Domestic / residence

01C05: Garage

01C05: Garage

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

A) Architectural Classification

B) Materials

07E01: Bungalow

Foundation (visible exterior): 10A: Concrete Block

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

1916 *check if circa or estimated date*

Other dates, including renovations

1938 - moved to this lot

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: August 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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<u>Kos-Polis House</u>	<u>Washington</u>
Name of Property	County
<u>303 W Jefferson Street</u>	<u>Washington</u>
Address	City

Narrative Description

This is a one story frame bungalow on the south side of W Jefferson Street. The house was built around 1916 and moved to this lot in 1938. The house sits on a rusticated concrete block foundation, and it is clad with vinyl siding. The gable roof is covered with asphalt shingles, and has arts and crafts style triangular brackets on the gables of the house. There are exposed rafter ends under the eaves on the east and west side. There is full front porch which has screen panels between the vinyl covered columns. Wood shingles clad the columns originally. Two concrete steps lead onto the porch. Most of the windows are wood with wood surrounds. There is historic frame garage at the southwest corner of the property with access from the alley.

The façade (north elevation) has a nearly full-width front porch with vinyl siding on the tapered columns. There are wood framed screen panels from the wood porch floor to the porch gable on each side of the concrete entry steps and at each end of the porch. The screens facing north and west are covered with opaque plastic sheeting, making it difficult to see the actual façade. There is no door on the porch, just these panels. The front door is on the main facade of the house. In the center of the vinyl clad gable is a horizontal four-light wood window with a wood surround. There are five arts and crafts style braces along the roof, one at each end of the façade, one at each end of the porch, and one at the peak of the porch gable.

The east elevation is primarily the side of the main section of the house, with an inset rear southeast corner. On the front/north, there is a wood five-over-one-light double-hung wood window with wood surround. On the rear/south, there is a group of windows composed of two four-over-one-light double-hung windows flanking a five-over-one-light double-hung wood window. The windows on the left and right have wood storms, and the window in the center has a wood screen. The inset southeast corner is supported by a square wood column. Within the rear porch, there is a ground level steel rear entry door with nine windows in the top half of the door. There is an aluminum storm / screen door. To the right of the rear entry, there is a wood window with a wood surround and with a higher than typical sill. There is a wood basement window in the first and second bays located under each of the windows.

The west elevation has two wood four-over-one-light double-hung windows with wood surrounds. The foundation on this side of the house is plain concrete block, and there are three equally spaced metal basements windows.

The south elevation, the rear of the house, has a plain concrete block foundation on the west half and a rusticated concrete block foundation on the east half. Roughly centered on this side, there is a pair of tall sliding vinyl replacement windows. To the left/west, there is a one-over-one-light double-hung vinyl replacement window. In the foundation below the sliding window, there is a metal coal chute door. In the foundation on the left/west, there is a metal basement window. There are five triangular brackets under the eaves. There is a horizontal four-light wood window with wood surround near the peak of the gable.

The garage is located on the southwest part of the lot along the alley. No building is here on the 1917 Sanborn map, but a building is here on the 1931 Sanborn map. It is a one-story frame building with

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poured concrete foundation, horizontally applied wood shiplap siding, and asphalt shingles on the gable-front roof. The garage door faces east, and is made of vertical shiplap siding. To the right of the garage door, there is a five panel wood entry door. A steel bar for sliding the garage door is located across the east façade although the door does not appear to be hung from the bar. The south elevation of the garage has a small boarded up window at the right/east. In this area, the siding is horizontally installed shiplap. The remainder of this side of the garage is vertically installed wood shiplap siding. The west elevation, the gable end of the garage, has no windows, and has horizontally installed shiplap siding. The north elevation of the garage, facing the house, has horizontally installed shiplap siding. There is a four-light wood window with wood surround in the center of the wall.

Narrative Statement of Significance

The Kos-Polis House appears to contribute historically and architecturally to the potential “west side” residential historic district in Washington. The house is an example of a bungalow home, which was popular in the neighborhood in the 1910s and 1920s. This lot had a small one-story house that was demolished in 1938, permitting this bungalow to be moved onto the lot in the neighborhood. The new house thus contributes to the limited development of the neighborhood in this period, retaining a house of a similar scale as the earlier home on this lot. Despite the vinyl siding, the house retains a number of original architectural features.

The house does not appear individually eligible for listing on the National Register of Historic Places under Criteria A, B, or C. The house was moved to this lot in 1938, and it does not appear to have particular architectural or historical significance.

History / research summary of property

This house sits on Lot 1 of Block 25 of the Original Plat of Washington. The 1874 atlas shows the lot as vacant. On August 29, 1881, Ella M. Wilson acquired the lot from the Mather family. She then sold it to Margaret Nebergall on May 28, 1891. A side gable house appears here on the 1894 atlas. The 1897 Sanborn map also shows a one-story house that appears to be side gable, with a rear ell on the west half of the south side. The 1894 city directory lists Mrs. M.E. Nebergall at 301 W. Jefferson. Margaret Nebergall (widow) sold it to Fred H. Smith on March 18, 1901. On October 29, 1903, F.H. Smith the sold the property to brothers H.S and W.W. Bidwell. The 1910-11 city directory shows Wellington W. Bidwell and Horatio S. Bidwell living at 301 W Jefferson. The 1917 Sanborn map continues to show the house with the same footprint as the 1897, 1902, and 1909 maps, though the rear side porch has changed slightly. The 1920 census lists Wallace Bidwell, age 65, and H. Bidwell, age 67, both single, and both working as day laborers, living at 301 W Jefferson. Wallace Bidwell died on October 13, 1930. On January 8, 1931, Jasper E. Bidwell et al. transferred an undivided half interest in the property to H.S. Bidwell. The 1935 city directory identifies the resident of 301 W Jefferson as H.S. Bidwell. Horatio S. Bidwell died on December 26, 1937.

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The *Washington Democrat Independent* reported on April 9, 1938 that "The house where the Bidwell brothers lived on West Jefferson street has been torn down and there is a sense of loneliness..." as the house was cozy and cheery over the last few years (page 3). In May 1938, Roger Sherman, administrator of the Bidwell estate, transferred the property to A.C. Polis. On July 20, 1938, the *Washington Democrat Independent* reported that Will Kos's house was up on jacks and ready to move to the lot bought by new owner Andy Polis, replacing that quaint little house owned by the Bidwell brothers on that lot that had to come down for the new one. The editor believed that the Kos house was built by Mr. Hartman, and it was a dandy house. Other houses on N. Second across the street south were also empty and ready to go, as the work was ready to proceed on an underpass at that location (page 2). The 1926 city directory lists Will Kos as living at 202 E. 5th Street, the northeast corner of N. 2nd Ave and E. 5th St. The 1931 Sanborn map shows a one-story rectangular dwelling with a full front porch at 202 W. 5th St, located on the west end of Lot 5 of Denny's Addition. This house is then gone by the 1943 map. This house is also found at this location on the 1917 Sanborn map, with the Hartman-Hays Ice Cream Company at the east end (and no house between). This entire lot is vacant on the 1909 Sanborn map.

Lot 5 had been owned for several years by Harry and Ella Reister, who lived at 114 E. 3rd St per the 1910-11 city directory. On April 24, 1916, Ella Reister sold Lot 5 to Charles E. Hays. The house at the west end and ice cream factory at the east end were then likely both built in 1916. The January 1917 Sanborn map shows both buildings on this lot. Charles Hayes had been listed at 602 E. 3rd St in the 1910-11 city directory, working for Washington Ice Cream Company. On February 10, 1917, the west 50 feet of Lot 5, with this house, was sold to Ed Hartman, who was then Hays' partner in the business in 1917. The remainder of Lot 5 was then sold to Ed Hartman by Hays on March 20, 1918. He then sold the west 66' of Lot 5 with the house to William W. Kos on January 4, 1919. The 1920 census lists Ed Hartman at 511 N. 2nd Ave (across the street) (ice cream manufacturer), and William Kos at 202 E. 5th Street. Kos is listed as the owner, and he is a 35-year-old house carpenter. He lived here with wife Millie (age 38). The 1910 census lists William and Amelia Kos on a farm in Highland Township, and they also lived here in the 1915 Iowa census. The 1930 census lists them at 202 E. 5th Street: William W. Kos, age 48, building carpenter, and wife Millie E., age 48. Both have parents born in Bohemia/Czechoslovakia. The house is valued at \$4,000. Millie E. Kos died on April 13, 1938. This apparently prompted the sale of the house, and then its move to 303 W. Jefferson. The 1940 census lists William W. Kos, age 58, widow, living in the Congress Hotel and still working as a building carpenter. He later died on April 10, 1957.

The 1940 census lists A.C. Polis, age 61 and his wife Annie, age 61, at 303 W. Jefferson. He is employed as a laborer on road maintenance, and she is a seamstress in retail ladies ready-to-wear. The 1941 city directory lists A.C. Polis and Floyd Polis living at this address. From earlier census records (1930) we know Floyd is a nephew of A.C. and had lived with the family in Brighton.

A.C. Polis and wife sold the property to Robert A. and Mary Katherine Acheson on October 30, 1943. The 1954 telephone directory lists Mrs. Silas Ross as living there. In the 1956 telephone directory, the house is occupied by W.W. Caldwell, and in 1958, the listing is for Emma Caldwell, who continues to live there until at least 1960. In the 1962 telephone directory, Robert Ferguson is living at 303 W

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Jefferson. The 1964 city directory lists G.M. "Don" Wylie and Edna C., retired, living there. The Wylies continue to appear in the city directory at that address until 1972.

Robert Acheson and wife transferred the property to Charles and Chery Crone on November 1, 1983.

Bibliography

Atlas of Washington County, Iowa. Clinton, IA, and Philadelphia, PA: Harrison and Warner, 1874.

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

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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.

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

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

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

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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.

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Washington County Historical Society. Collection of historic postcards and photographs.

Location map



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

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Building plan (from assessor's website)

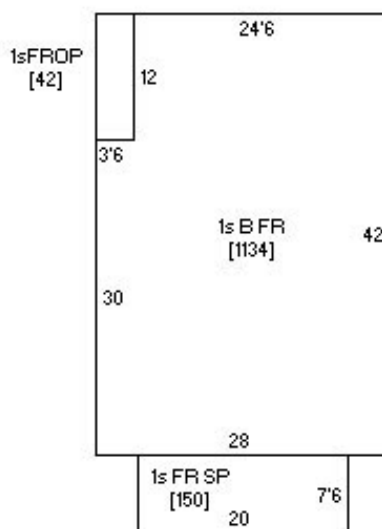


Photo from assessor's website



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Digital photographs



Photograph 92-00732-001 - House, looking southwest (December 2014)

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Photograph 92-00732-002 - House, looking north (December 2014)

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Photograph 92-00732-003 - Garage, looking southwest (December 2014)