

Iowa Site Inventory Form

State Historic Preservation Office

(July 2014)

State Inventory Number: 92-00368 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 William A. and Lucinda J. Moore House

B) Other names: West side survey map #WS-49

• Location

A) Street address: 321 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): 16 Lot(s): 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	<u>1</u>	Buildings
<u>—</u>	Sites	<u>—</u>	Sites
<u>—</u>	Structures	<u>—</u>	Structures
<u>—</u>	Objects	<u>—</u>	Objects
<u>1</u>	Total	<u>1</u>	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): 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
 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

1887 *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: 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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William A. and Lucinda J. Moore House
Name of Property

Washington
County

321 W. Washington Boulevard
Address

Washington
City

Narrative Description

This is a two-story frame house built in 1887 on the southeast corner of the intersection of W. Washington Boulevard and S. Avenue C. The house sits on a cut stone foundation, and it is clad with vinyl siding. The combination hip and cross gable roof is covered with asphalt shingles, and decorative wood brackets are located at the lower corners of each gable. There is a full front porch which wraps around to the northwest corner of the house, with another small open porch on toward the rear of the west side. There is a one story section at the rear of the house, and an outside staircase to the second story. The windows are vinyl with vinyl surrounds, and vinyl inserts below the windows fill in the remaining space in the original window openings. There is a large steel garage and storage shed at the south end of the property with access from the side street, South Avenue C.

The façade, the north elevation, is divided into two sections, with a slightly project cross gable section on the right/west portion. The facade is spanned by a full front porch which wraps around the northwest corner to the west side of the house and continues south to meet the protruding central section on the west side of the house. The porch steps are concrete, and lead up to a wood porch floor. The porch railing, square balusters, and turned columns are wood. There is vinyl siding covering the upper area where decorative spindle work would be located. The entry, located at the left end of the porch, is slightly recessed from the main portion of the façade. The door is steel with a storm / screen window in the upper half of the door, and above the entry there is a boarded up wood transom. On the second story of this east/left section, there is a one-over-one-light double-hung vinyl window. To the right/west, the remainder of the facade protrudes about a foot. This section has two even distributed one-over-one-light double-hung vinyl windows on the first story, and above them, on the second story, there are two more one-over-one-light double-hung vinyl windows. The gable on this section has a pair of one-over-one-light double-hung wood windows centered on the gable, with large decorative wood corbels supporting the lower corners of the gable. The porch wraps around the west side to a short north wall of the west projected section, which as a secondary entry with a historic wood door with a fixed window in the upper half of the door, and a wood storm door with 10 small windows. Above the entry there is a boarded up wood transom.

The west elevation faces the side street, South Avenue C, and has four sections. The wrap-around porch spans the left/front/north section, and toward the right end of the porch there is a set of concrete steps with metal railings leading up to the porch where the previously described side entry door is located. On the house in this section, there is a centrally located one-over-one-light double-hung vinyl window on both the first and second story. To the right, the second section is the protruding central west cross gable portion of the house. It has a one-story bay window on the first story, with a large single fixed window in the center/west part of the bay window, facing the street. On each of the angled sides of the bay window, there is narrow one-over-one-light double-hung vinyl window. The hip roof has asphalt shingles, and there is a decorative wood bracket on each corner of each facet. On the second story, there are two equally distributed one-over-one-light double-hung vinyl windows. The short south wall of this projected section has a one-over-one-light double-hung vinyl window on each story. The west gable has a pair of decorative one-over-one-light double-hung wood windows with wood surrounds centered in the gable, with a pair of large wood decorative brackets supporting each side of the gable. To the right/south, the third section is the side of the original two-story rear section. On the

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Address

Washington
City

first story, there are two one-over-one-light double-hung vinyl windows evenly distributed across the wall. On the right/south, there is a small porch. The porch has a wood floor, turned wood columns, and wood spindle work around the lower edge of the hip roof. The wood door on the porch has a fixed window in the top half of the door, a boarded up wood transom above the door, and a wood storm door having eight small windows. On the second story, there are two equally distributed one-over-one-light double-hung vinyl windows. The fourth section on the west elevation is the original one story rear section, and it has a small porch with an entry door. To the left of the door, there is a small shed-roof addition in the corner.

The east elevation is similarly composed of four sections as well. The right/north/front section has a diamond fixed staircase window on the first story. There are no windows on the second story. To the left/south, the center cross-gable portion of the house protrudes somewhat to the east. This section has a one-over-one-light double-hung vinyl window centered in the wall on both the first and second stories. The north side of this section also has a one-over-one-light double-hung vinyl window on both the first and second stories. The gable on this section has a pair of one-over-one-light double-hung decorative wood windows, with decorative wood brackets supporting the lower corners of the gable. The third section is the side of the two-story rear section, which has a shed-roof addition on the first story that extends as far east as the center section. On the 1943 Sanborn map, this area appears as an open two story porch. It was later enclosed, and there is a pair of one-over-one-light double-hung vinyl windows centered on the first story. On the second story of the main section of the house, there is trio of one-over-one-light double-hung wood windows with aluminum storm / screens. The fourth section is the east side of the one story rear section of the house, which has a one-over-one-light double-hung vinyl window toward the left side of the wall.

The south elevation, the rear of the house, consists of the rear of the two-story and rear of the one-story sections of the house. The rear of the one-story gable-roof rear section has a one-over-one-light double-hung vinyl window on the left/west half. On the second story of the two-story rear section, above the one story portion, there is a one-over-one-light double-hung vinyl window to the far left/west. On the east side of this section, there is a wood deck with a wood staircase which descends to the yard. There is a second story entry off of the deck which has an aluminum storm / screen door. To the immediate left of the entry, there is a one-over-one-light double-hung wood window. Below the deck, on the first story, there is one-over-one-light double-hung wood window with an aluminum storm / screen on the south end of the one-story east side enclosed porch.

There is a two and a half car side gable garage located at the the south end of the lot, with a gravel driveway from the entrance to the alley on South Avenue C. The garage appears built in the 1980s. The garage sits on a poured concrete foundation, and it has a steel roof. There is a single car aluminum garage door at the right end of the west elevation, and to its left, a steel entry door. To the left of the entry, there is a double vinyl casement window with vinyl shutters. The north elevation, facing the house, has a one-over-one-light double-hung vinyl window. There is no fenestration on the east or south elevations.

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Name of Property	County
<u>321 W. Washington Boulevard</u>	<u>Washington</u>
Address	City

Narrative Statement of Significance

The William and Lucinda Moore House appears to contribute historically to the potential “west side” residential historic district in Washington. The house was built in 1887 during the late 19th century period of development of the neighborhood with large homes for successfully businessmen. William Moore owned a hat store as well as managed the Graham Theater in the 1890s. He continued to live here until his death in 1906.

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 replacement windows, siding, and conversion to apartments have impacted the historic integrity for individual listing.

History / research summary of property

Lot 4 was purchased from Wayne G. Simmons on October 10, 1886 by Wm. A. Moore, a hat store owner. Per the *Washington Press*, on May 25, 1887: “Billy Moore's big fine house is enclosed.” The 1894 Atlas of Washington map shows a large house with a similar footprint on Lot 4, and the 1894 city directory lists W.A. Moore living at 309 W. Washington (earlier numbering, now 321). The 1895 Iowa census lists the family as William A. Moore, age 62, a hatter, his wife Lucy, age 55, and a nephew James W., age 30, single and working as a clerk. The 1897 Sanborn map shows a large two story house with a one story rear addition and a one and a half story outbuilding on Lot 4. There is a small front porch at the northeast corner of the house, and another smaller porch on the west side of the house. The 1900 census identifies the Moore family as William A., age 67, head of the household, a hat and cap merchant and home owner, his wife Lou J., age 59, and nephew James W. Moore, a salesman of hats and caps. The 1902 Sanborn map shows the same basic footprint, but has added three porches, one on the east side of the one story rear addition, and two on the west side of the house. The 1903 city directory lists W.A. Moore, hat store, 321 W. Washington St, wife Mrs. L.J. His hat store also at 321 W. Washington St is also listed on a separate line. William Moore died in 1906. The 1910 census identifies the residents at this address as Lucinda Moore, head of the household, age 71, and a widow with her own income, and Warren Moore, nephew, age 47 and single. The November 30, 1899 edition of the *Washington Evening Journal* published an article entitled “Warren Moore – The Popular Manager of the Graham Opera House,” praising him for the variety and quality of the performances he has booked in the last five seasons, and generally promoting the theater. Lucinda Moore died in July 1916.

The property was transferred to John and Nannie Simpson in the next few years, but no transfer is recorded in the transfer book. The 1917 city directory has no listing at this address for either Warren Moore or J.F. Simpson. The 1920 census lists the Simpson family living at 321 W. Washington Street: John, head of the household, home owner, house carpenter, age 51, and his wife Nannie, age 60. The 1926 telephone directory lists J.F. Simpson at this address. The 1931 and 1943 Sanborn maps show the same house except the outbuilding is labeled a one and a half story auto garage on those maps (same size/footprint). The 1935 city directory names the residents here as Mrs. Nannie E. Simpson

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(widow JF), Reggie L. Lawson, a clerk at Montgomery Ward, and his wife Dorothea, and Joseph Downs, an electrician, and his wife Pauline.

Nannie E. Simpson transferred ownership of the property to W.E. Simpson on June 19, 1937. Mrs. J.F. Simpson is listed again in the 1938 telephone directory. The 1941 city directory has a listing for the Simpson Apartments, and identifies the following: Miss Eleanor Cruickshank, a nurse, and Miss Eileen Jeffrey, school nurse, living in Apartment #1; Rex Frank, manager of a shoe store, and his wife Myrtle living in Apartment #2; Howard Dillard, meat market manager, his wife Sally, and daughter Janice living in Apartment #4, and Miss Mary Welch, kindergarten teacher, in Apartment #5. There are telephone directory listings in 1952 for Mrs. Earl Simpson, Eileen Jeffrey, and Mary Welch at 321 W. Washington, and for Aletha Engle and Dorothy Schnicker at 321 ½ W. Washington. The 1954 city directory names the residents here as Mrs. Earl Simpson, Eileen Jeffrey, Mary Welch, Mrs. Aletha Engle, and Melva Schnicker. This directory does not use the 321 ½ address. Mrs. Earl Simpson continues to appear in telephone directories through 1963, along with Mary Welch and Aletha Engle. Eileen Jeffrey is replaced by Grace E. Lohmann in 1958, and she continues to live at 321 ½ W. Washington in subsequent telephone directories. The 1964 city directory lists Mrs. Iva M. Simpson, dress alterations, living at 321 W. Washington, and Grace Lohmann, nurse, at 321 ½ W. Washington. In 1967, the city directory lists Mrs. Iva Simpson (widow of Earl), a seamstress, Mrs. Jennie Lauderman, and Myrtle Long living at 321 W. Washington, and Grace E. Lohmann, #1, nurse, and Edith M. Shields living at 321 ½ W. Washington. The 1972 city directory lists Mrs. Iva M. Simpson, (widow of Earl), a seamstress, Mrs. Edna V. Caldwell, a babysitter in #3, and Hubert Freud, retired, living at 321 W. Washington, with Grace E. Lohmann, nurse, in #1, and Edith M. Shields living at 321 ½ W. Washington. The 1976 city directory provides this information: Mrs. Iva M. Simpson, seamstress and home owner, lives in #4, and Mrs. Edna V. Caldwell lives in #3 at 321 W. Washington. Grace E. Lohmann, nurse, lives in #1 and Jennie V. Mitchell lives in #2 at 321 ½ W. Washington.

On September 1, 1982, Simpson sold the property to the current owner, Raphael Gonshorowski, and it is listed as a six family dwelling on the Washington County Assessor's web site.

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

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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)

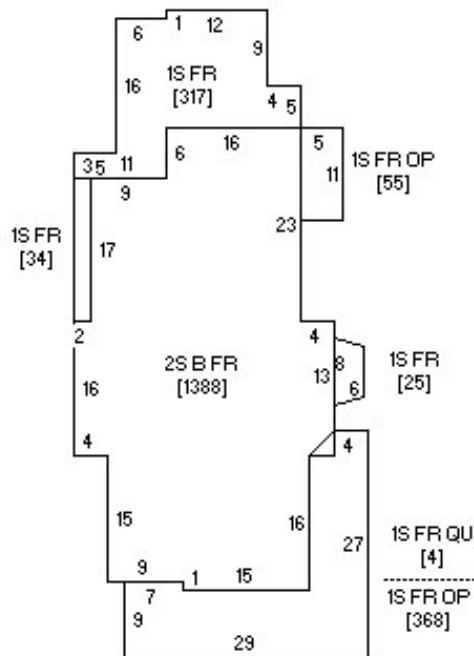


Photo from assessor's website



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Digital photographs



Photograph 92-00368-001 - House, looking southeast (December 2014)

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Photograph 92-00368-002 - House, looking southwest (December 2014)

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Photograph 92-00368-003 - House, looking northeast (December 2014)

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Photograph 92-00368-004 - Garage, looking northeast (December 2014)