

Iowa Site Inventory Form

State Historic Preservation Office

(July 2014)

State Inventory Number: 92-00420 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 Elmira Mather House

B) Other names: West side survey map #WS-010

• Location

A) Street address: 313 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): 2 and E 1/2 of 3

• 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: Domestic / garage

01C05: Domestic: garage

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

A) Architectural Classification

B) Materials

09A09: Cross gable house

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

c.1901 – addition of rear wing and porches

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: February 18, 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>Elmira Mather House</u>	<u>Washington</u>
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<u>313 W. Jefferson Street</u>	<u>Washington</u>
Address	City

Narrative Description

This is a two story frame Queen Anne house on the south side of W Jefferson Street. The house is sited on a hillside that slopes down to the east, and the porch and major windows face east. The house sits on a stone foundation, and it is clad vinyl siding. The cross gable roof is covered with asphalt shingles. The original house was a T-plan form, with the base of the T toward to the street to the north, and a rear addition was later added in the early 1900s to create an overall cross plan form currently. There is a square bay window on the north, facing the street. A single car garage sits at the south end of the lot with access from W. Jefferson Street.

The façade, the north elevation, is composed of three sections. In the center, the main gable-front wing extends north, with the side wings for the T-plan form extending east/left and west/right from the south end of this section. There is a square bay window on the first story of the main center section, which has decorative pilasters at the corners and between the windows and brackets along the eaves of the low hip roof. There are two one-over-one-light double-hung vinyl windows facing the street and a one-over-one-light double-hung vinyl windows in each of the sides of the bay window. The foundation of the bay is covered with vinyl siding. On the second story, there are two one-over-one-light double-hung vinyl windows. At the peak of the gable, there is an attic vent. On the left/east side, a porch extends along the east side of the front section and the north and east sides of the east gable-roof section. There are wood steps leading up to the porch on the north end. The porch has a wood floor, wood railing, and round support columns. There are decorative brackets under the eaves of the hip roof. There is an entry in the north wall of the east section facing the street, which has a wood door with a historic screen door. A transom above the door is covered with plywood. There is a one-over-one-light double-hung vinyl window on the second story above this entry. On the right/west side of the center section, on the short north walls of the west gable-roof section, there is a one-over-one-light double-hung vinyl window on each story.

The east elevation is divided into three sections by the projecting gable-roof east wing. The porch extends along this side, as described above. The east side of the front/north section has an entry with a wood door and historic screen door matching the other one on the porch and again the transom has been covered with plywood. To its right/north. there is a one-over-one-light double-hung vinyl window, next to the porch steps. On the second story there is a one-over-one-light double-hung vinyl window above this window. On the center gable-roof east section, there is a large window centered on the first story consisting of a wide one-over-one-light double-hung wood window with wood storm window flanked by a narrower one-over-one-light double-hung wood windows on either side. There are two one-over-one-light double-hung vinyl windows spaced evenly on the second story, and at the peak of the gable there is an attic vent. The short south wall of this section has a one-over-one-light double-hung vinyl window on each story. The rear/south section is the east side of the rear two-story c.1902 addition of the house. It has a rusticated concrete block foundation. The left/south half has a back porch with a hip roof covered with asphalt shingles, wood steps, a wood porch floor, and wood columns matching the front porch. There is a side entry accessed from the porch, with a wood door with a transom window and an aluminum storm / screen door. To the right/north of the entry, there is a one-over-one-light double-hung wood window with wood storm window. On the second story, there are two

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one-over-one-light double-hung vinyl windows somewhat smaller than those in the front sections of the house.

The west elevation is likewise divided into three sections by the projecting gable-roof west wing. The left/front/north section is the west side of the gable-front section. It has a one-over-one-light double-hung vinyl window centered in the wall on the first and second stories. On the second story, to the far right/south, there is a high diamond-shaped single-light fixed wood window with vinyl surround. The center section is the gable end of the west wing of the house. There is a one-over-one-light double-hung vinyl window on the left/north half of the first story. On the second story, there are two evenly spaced one-over-one-light double-hung vinyl windows, a regular one on the left/north and a smaller one with a higher sill on the right/south. At the peak of the gable, there is an attic vent. The right/south section is the west side of the rear two-story addition, which has a second story sleeping porch above a first story section that extends out about half the distance of the porch. The first story wall protrudes several feet from the wall, and located in that protrusion is a curved three window unit consisting of a wider one-over-one-light double-hung vinyl window with a narrower one-over-one-light double-hung window on either side. Below this window is a one by one basement window. There is a one-over-one-light double-hung vinyl window in the short south wall of the center section within this recessed area. The corner of the second story sleeping porch is supported by a square wood column. The porch has been enclosed by a combination of double-hung and single-light windows/panels. The porch railing area is covered with vinyl siding. At the far right/south side, there is a ground level entry door with an aluminum storm / screen door. To the left of the door, there is a high window. The second story has a one-over-one-light double-hung vinyl window centered in the wall above the window and entry.

The south elevation, the rear of the house, is the gable end of the gable-roof rear addition, with the south sides of the east and west wings described above. On the right/east side of the south side of the rear addition, there are two single-light rectangular awning windows, one located above the other, with the higher one being about the same height as the porch roof and the other in the middle of the first story. To the left is a shed roof projection, like an oriel window but vinyl clad with no windows. On the second story, there are two one-over-one-light double-hung vinyl windows spaced evenly in the wall. At the peak of the gable there is an attic vent.

At the southeast corner of the lot is a small one car garage that appears to have been built in the 1920s. It sits on a poured concrete foundation, is clad with vinyl siding, and has asphalt shingles on the pyramidal roof. There is a slight protrusion around the aluminum garage door, which faces north, and there is a pair of four-light wood windows on the west side.

Narrative Statement of Significance

The Elmira Mather House appears to contribute historically and architecturally to the potential "west side" residential historic district in Washington. The house was built during the early development of the neighborhood, and it was a large and prominent home at this period for a widow of a successful farmer. The square bay window on the facade reflects this early construction, as well as the overall cross gable form of the house. The east porches and rear addition dating to the early 1900s for the

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Patterson family are also significant improvements to the house during a period that many newer homes were built in the neighborhood for successful businessmen.

The house does not appear to be individually eligible for listing on the National Register of Historic Places. The vinyl siding and replacement windows have impacted the integrity for individual listing.

History / research summary of property

John Mather purchased lots 1, 2, 3, and 4 in block 25 of the original plat of Washington some time prior to 1867 when transfer dates began to be recorded in the transfer books. The 1869 Bird's Eye View of Washington shows a one story side gable house in the middle of the 300 block of W Jefferson Street, and no other houses on that side of the block. The 1856 and 1860 census list John Mather as a farmer. The 1870 census lists John Mather, age 63, retired merchant, his wife Elmira, age 43; son John, a tinner, age 22; and daughters Mary E. age 15, Julia H. age 13, and Ella C. age 11. John Mather died in 1873. The *Washington Gazette* reported on October 24, 1873 (page 3) that "Mrs. Mather will soon have completed a very fine residence on Jefferson street." The 1874 atlas shows a house on Lot 3 in Block 25, with no construction on Lot 2. Interesting, a list of the highest tax payers in Washington published in November 1874 lists E. Mather as paying \$104, the 14th highest amount for residents in Washington. Two residents paid over \$300, four residents paid between \$200 and \$300, and nine residents paid between \$100 and \$200 (*Washington Gazette*, November 27, 1874, 3). There is an ad from May 1877 in the *Washington Press* for Mather Stoves – southwest corner of the square, dealing in stoves, tin, and copperware - run by son John Mather. By the time of the 1880 census, the Elmira is listed as a widow living with son John, age 33, a dealer in stoves and tinware, and daughters Mary E. age 25, Fannie, age 23, and Ella C. age 22. The household also includes Leena Warren, Elmira's mother, and a nephew Arthur Chapman, age 16, at school. John Mather sold his stoves/tinware stock to Nort Corbin in December 1881, who moved the business to the west side of the square.

In August 1881, Ella Wilson and her husband provide a quit claim deed to Elmira, John, Mary E. and Fanny Mather for lots 2, 3, and 4, and in return receive a quit claim deed for lot 1. Two months later, Mary E. Mather also provides a quit claim deed to her mother Elmira Mather for lots 2, 3, and 4. The 1885 Iowa census lists a two family household consisting of Elmira Mather, the owner of the house, age 57 and a widow, Ella C. Wilson, her daughter, also a widow, age 26, and Fannie E. Wilson, daughter of Ella, age 2, and another family consisting of William Williamson, a preacher, aged 42, his wife Matilda Jane, age 36, and two children, Harry, age 14 and Etha, age 7. The next entry in the census is Hugh Smith, known to have built and lived in the Kurtz House on the corner of W. Jefferson and South Avenue C, the next house to the west. Elmira Mather died in November 1893. The *Washington Gazette* noted that she died at her home "on the heights" after being ill for the summer. She came to Washington County in 1840 and had witnessed the development of the county and city. She was a member of the Methodist Episcopal church, and her funeral would be held from the home of William Wilson Jr (*Gazette*, December 1, 1893, 2).

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On February 28, 1894, the estate of Elmira Mather transferred lots 2 and 3 to Harry Letts. On the same day, Letts transferred the west $\frac{1}{4}$ of lot 2 and the east $\frac{1}{2}$ of lot 3 to Grecia Wilkin, an area corresponding to a house shown on the 1894 Atlas map. Another transaction by Letts, also on February 28, 1894, transferred the east $\frac{3}{4}$ of lot 2 to siblings Grecia Wilkin and D.H. Logan (same parents, per death records). The final transaction that day transferred the west $\frac{1}{2}$ of lot 3 to D.H. Logan. A notice in the *Washington Press* on July 4, 1894, states "D.H. Logan, editor of the *Gazette*, was married at 6 pm., Tuesday, June 26, to Miss Lynne Stewart, at the home of the bride's mother...Mr. And Mrs. Logan will make their home in the house formerly owned by Harry Letts." The 1894 city directory lists D.H. Logan living at 305 W. Jefferson (earlier numbering, now 313). In May 1895, David Logan transferred his half of the east $\frac{3}{4}$ of lot 2 to Grecia Wilkin.

On January 9, 1896, Grecia Wilkin and husband transferred all of lot 2 and the east half of lot 3 to David J. Patterson. The 1897 Sanborn map shows the basic T-plan footprint of the house, without the rear two-story section. This section and larger porches along the east side then are depicted on the 1902 Sanborn map. The 1900 census lists the family as David J. Patterson, head, age 44, occupation Landlord, his wife Dora, age 33, and their son David M. age 3. Also living there are Margarette B. Martin, mother-in-law, age 66, and Victoria Patterson, sister, age 60. David J. Patterson transferred the property to his wife Madora J. Patterson on January 21, 1902. In the 1903 city directory, the family living at 309 W. Jefferson is identified as D.J. Patterson, retired farmer, wife Dora, and sons David Martin and Robert James. Victoria Patterson is also living at this address. The 1910 census lists David J. Patterson, age 58, as the head of the family, with Dora, his wife, and sons David, age 13, and Robert, age 10. The household includes sister Victoria Patterson, age 76 and housekeeper Luella Nickola, age 57. The 1910 city directory lists David J. Patterson, retired farmer, and Dora, his wife, at 309 W. Jefferson (earlier numbering, now 313). In 1917, the county directory names D.J. Patterson, retired, his wife Dora, and Robert, a student at 309 W. Jefferson. In 1920, the census lists David Patterson, retired farmer and home owner, age 64, his wife Madora, age 52, son Robert J. age 18, at school, and sister Victoria Patterson, age 80. The 1926 telephone directory lists Mrs. D.J. Patterson. The 1930 census lists Dora Patterson, age 63, widow, on W. Jefferson with no house number, owner of a house valued at \$3200. The 1931 Sanborn map shows the same footprint for the house as in 1902, 1909, and 1917, with the addition of an auto garage at the rear of the lot. There is a listing for Mrs. D.J. Patterson living at 313 W. Jefferson in the 1932 telephone directory, and the 1935 city directory lists T.A. Flenner and Mrs. Madora Patterson living at that address. The 1938 city directory lists Mrs. D.J. Patterson and Miss Clara Tate living at 313 W. Jefferson. The 1940 census lists Madora Patterson, age 73, as the homeowner with renters Clara L. Tate and her sister Jean Acheson living at 313 W. Jefferson.

The property was transferred by will from Madora Patterson to Robert J. Patterson on April 10, 1951. Telephone directories indicate Bryce Lymburner living there in 1952, 1954, and 1956. Robert J. Patterson and wife transferred the property to Elizabeth Jean Patterson, his daughter, on February 19, 1958. Don Custer appears at this address in the 1960 and 1962 telephone directories. In the 1964 city directory, the occupant is listed as Marion C. Hall, owner of Hall's Feed Service, and his wife Louise, bookkeeper at Hall's Feed Service. The 1967 and 1969 city directories list Hishiar H. Shamdin, retired, his wife Nancy and children Laith, Sannia, Nancy, and Robert living in the house. By 1972, the city directory lists Nancy Shamdin, speech clinician with Washington Community School District living here.

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She continues to be listed in the 1976 city directory. The Patterson family continued to own the house until 1997.

Bibliography

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

Atlas of Washington County, Iowa. No publisher noted, 1894. In collection of Washington Public Library.

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.

History of Washington County, Iowa. Des Moines, IA: Union Historical Co., 1880.

Koch, Augustus. *Birds-eye View of the City of Washington.* Chicago: Chicago Lithograph Company, 1869.

Newspapers, including anniversary/celebration editions on microfilm and/or bound at Washington Public Library:

Washington Gazette, January 6, 1893

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

Sesquicentennial edition, *The Washington Evening Journal*, April 13, 1989

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.

Sanborn Map Company. *Washington, Iowa.* Fire insurance maps. 1885, 1892, 1897, 1902, 1909, 1917, 1931, 1943.

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Souvenir History of Washington, Iowa. Washington, IA: Washington Evening Journal, June 23, 1989.
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)

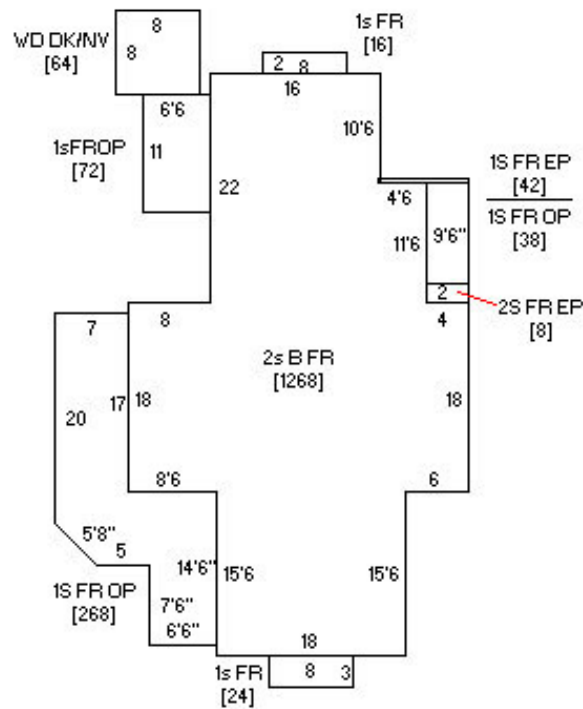


Photo from assessor's website



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Digital photographs



Photograph 92-00420-001 - House, looking southeast (December 2014)

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Photograph 92-00420-002 - House, looking southwest (December 2014)

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Photograph 92-00420-003 - House, looking northwest (December 2014)

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Photograph 92-00420-004 - House, looking northeast (December 2014)

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Photograph 92-00420-005 - Garage, looking southwest (December 2014)