

# Iowa Site Inventory Form

State Historic Preservation Office

(July 2014)

State Inventory Number: 92-00369  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 Dr. Emmett T. and Sarah Wickham House

B) Other names: West side survey map #WS-051

● **Location**

A) Street address: 403 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: Addition to Washington Block(s): 4 Lot(s): N 83' of Lot 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>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**

06B: Colonial Revival

Foundation (visible exterior): 04: Stone

walls (visible exterior): 02A: Wood / weatherboard

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*

1905  *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: Tim Johnson & Mary Patterson, volunteers; Rebecca Lawin McCarley, consultant Date: 6-25-2015

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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Name of Property	County
<u>403 W. Washington Boulevard</u>	<u>Washington</u>
Address	City

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**Narrative Description**

This is a two story frame Colonial Revival house built on the southwest corner of the intersection of W. Washington Boulevard and S. Avenue C. The house sits on a stone foundation, and it is clad with wood weatherboard siding. There is a slight flared line and wide trim between the first and second stories, a feature found on some Queen Anne and Craftsman houses built in this neighborhood in this period. The pyramidal roof is covered with asphalt shingles, and has an electrified flame at the peak of the roof. It also has flat brackets/dentils on all sides of the soffit, and four hip-roof dormers, two facing east and two facing north. There are two historic brick chimneys on the west half of the roof, one near the street and the other toward the rear of the house. There a wrap round front porch on the north and east sides of the house. There is a one story bay window at the northeast corner of the house, and an oriel window on the east side of the house. There is a square staircase addition on the west elevation, and a two-story addition and open deck at the rear of the house. The windows are wood with wood surrounds and aluminum storm /screens. There is no garage, but a paved parking area is located to the east of the deck, with access from South Avenue C. A garage historically sat at the rear of the lot, which was partitioned off as a separate parcel for another house in 1955.

The façade, the north elevation, has a front porch which spans about two-thirds of the façade and wraps around to the east side of the house where it covers approximately two-thirds of that side as well. The porch has wide wood steps set at a 45° angle to the house. There is a gable pediment above the steps which is supported by round wood columns which sit on concrete piers at either side of the steps. The porch floor is wood, as are the railings and balusters and the lattice under the porch floor. At the northeast corner of the house, there is an angled bay window sited at a 45° angle so the center window is facing the steps. There are three one-over-one-light double-hung wood windows in the bay, and all three have a somewhat taller lower sash than upper sash. The main entry is at the right/west end of the porch. It has a historic wood door with a full beveled window and an aluminum storm / screen door. To the right of the entry, off the porch on the facade of the house, there is a one-over-one-light double-hung wood window flanked by wood shutters. On the second story, there are three wide one-over-one-light double-hung wood windows, all with wood shutters, and equally distributed across the façade. There are two hip roof dormers at attic level, each with a six-over-one-light double-hung wood window.

The porch wraps around from the north/front elevation to the front/north half of the east elevation. One window of the northeast corner bay windows faces east within the porch. To the left/south of the porch, there is an oriel window with a gable roof and decorative corbels below the window. There are three smaller one-over-one-light double-hung wood windows in the oriel. On the second story, there are three equally distributed one-over-one-light double-hung wood windows, each with wood shutters. At attic level there are two hi- roof dormers, each with a six-over-one-light double-hung wood window.

The west elevation includes the side of the original two-story house, the west side staircase addition, and the west side of the rear addition. The front/north section of the main house has a one-over-one-light double-hung wood window on the first story, with another one-over-one-light double-hung wood window above it on the second story. Just to the right of those windows is a brick chimney which rises through the soffit area of the roof. The one-and-one-half-story staircase addition then partially covers the chimney, and it has a flared hip roof and decorative corbels to complement the original design of

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the house. This addition was likely built in the 1940s, after the 1943 Sanborn map but to provide access to an upper unit on the interior. The north side has a Craftsman wood door with a large window, with a shed roof above the door supported by angled wood braces. There are no steps leading to this door. There is a one-over-one-light double-hung wood window toward the right/south on the west side. The south elevation has a ground level entry with a wood door and a small shed roof, which is also supported by angled wood braces. To the right/south/rear of this section, there is a one-over-one-light double-hung wood window on each story.

The south elevation, the rear of the house, consists of the original rear of the house on the right/east and an enclosed porch with second story addition on the left/west. The enclosed porch addition spans two-thirds of the rear of the house. The Sanborn maps through 1943 show a one-story open porch here. This section has wood weatherboard siding on the first story of the west side and T-111 siding on the remainder of the addition on both stories. The foundation matches the cut stone foundation of the house. On the west side of the enclosed porch addition, there is a small one-over-one-light double-hung wood window on the first story and no windows on the second story. On the south side, there is a centered rear entry with a wood door and an aluminum storm / screen door which leads out to an open wood deck with a wood pergola above it. The deck has a wood railing, floor, and steps leading down to the ground. To the right of the entry, there is a one-over-one-light double-hung window. On the second story, there are four wide one-over-one-light double-hung wood windows filling the wall. The east elevation of the enclosed porch has T-111 siding, and a one-over-one-light double-hung wood window on both the first and second stories. To the right of the enclosed porch addition, on the rear of the original house, there is one-over-one-light double-hung wood window with wood shutters on both the first and second stories. Wood lattice covers an opening in the foundation which may be a basement window located below these windows.

**Narrative Statement of Significance**

The Dr. Emmett T. and Sarah Wickham House appears to contribute historically and architecturally to the potential “west side” residential historic district in Washington. The house was built during the period of development in the early 20th century of the neighborhood with large homes for successful Washington businessmen. Dr. Emmett T. Wickham lived here through the majority of his years in practice, from age 37 to 62. The house is a good example of a Colonial Revival home, retaining several original features of this style. It is one of only four houses of this style in the neighborhood.

The house may be individually eligible for listing on the National Register of Historic Places under Criteria B for its association with Dr. E.T. Wickham and/or under Criterion C for its architecture. Further research on Dr. E.T. Wickham, evaluation of the interior of the house, and further comparison to other Colonial Revival homes in town would solidify these determinations.

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*History / research summary of property*

Lot 1 was occupied by a house shown on the 1869 Bird's Eye view drawing of Washington, the 1874 Atlas of Washington and the 1894 Atlas of Washington maps. Jane Henderson sold the property to D.J. Dewey on January 24, 1881. It does not appear to be the current house. Dr. D.J. Dewey is noted as the first dentist in Washington, starting his practice here in 1862. The 1902 Sanborn map does not show individual houses, but says there are 10 frame dwellings on the block. A note in the *Evening Journal* on October 14, 1903 says that cement walks are to be poured in front of Dr. Dewey's house (403 W. Washington), and Moore (321 W. Washington), Harwood (315 W. Washington), Crail (309 W. Washington), and Burroughs would then follow suit. With this set done, it would be longest continuous concrete sidewalk in city, nearly a full two blocks ("Cement Walks," *Washington Journal*, October 14, 1903).

Lot 1 was sold by D.J. Dewey on May 15, 1905 to E.T. Wickham. It is likely that the current house on the lot was then constructed in 1905. There is a listing in the 1908 telephone directory for Dr. E.T. Wickham, although there are no addresses in the directory. The 1910-11 city directory lists the family living at 401 W. Washington as Emmett T. Wickham, a physician and surgeon with an office at 209 W. Main street, his wife Sarah, and Miss Dorothea E., a student. The first Sanborn map showing the current house in detail was published in May 1909, and this house is depicted with as a nearly square footprint with a wrap-around front porch with an angled corner. The 1910 census confirms the household of Emmett Wickham, a physician in general practice, age 42 and a home owner, his wife Sarah, age 41, their daughter Dorothea, age 11. They appear again in the 1917 county directory at the same address listed as Dr. E.T. Wickham, physician and surgeon, with an office at 104 in the F&M Bank Building, his wife Sarah, and Dorothea, a student. The 1920 census provides similar information. Dr. Wickham is a physician and home owner, age 52, living here with his wife Sarah, age 51. The 1926 telephone directory lists Dr. E.T. Wickham at 403 W. Washington, with an office in the Bailey Building (renamed F&M Bank Building). By the 1930 census, Wickham is still listed as a physician in general practice, age 62, and his wife Sarah is 61. The house is valued at \$7,000.

On February 28, 1931, Wickham sold the property to John Greiner, widower, who sold it quickly again on August 1, 1931 to Mattie Frances Shenefelt. The 1932 telephone directory lists I.W. Shenefelt living at 403 W. Washington Street. He is listed again in the 1935 city directory at this address. In 1940, the census lists the residents here as Ira Shenefelt, home owner of property valued at \$3,500. He is a salesman in the automobile business, age 54, and his wife Helen is 35. Living at 403 ½ W. Washington are I. Rothschild, age 70 and his wife Emma, also 70. Rothschild is the proprietor of a ladies ready-to-wear business. The 1941 city directory identifies the same two families living here. At 403 W. Washington are I.W. Shenefelt, a salesman at Mace Motors and the home owner, with his wife Helen. I. Rothschild, owner of Rothschild's Ready-To-Wear, and his wife Emma, are listed at 403 ½ W. Washington.

On October 19, 1942, I.W. Shenefelt and wife transferred the property to Marie K. Hammer. The 1952 telephone directory lists Theodore B. Bailey living at this address. The 1954 city directory includes the information that Bailey is an attorney with an office at 217 W. Main. Telephone directories through 1958 continue to list Bailey, and in 1958, the listing included mention of an insurance office at 403 W.

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Washington. Hammer sold the property to his wife, Gertrude H. Bailey, on February 14, 1959. In 1960 and 1962, the telephone directories continue to list Theodore B. Bailey at this address. From the 1964 city directory notes that his wife Gertrude H. Bailey is a packer at American Pearl Button Co., and he is an attorney with an office in his home. By 1967, Gertrude has no occupation, and Theodore is attorney and bookkeeper for Mills Garage, still living at 403 W. Washington. In 1969, the city directory lists his occupation as attorney and tax preparation, and this information remains the same through the 1976 city directory.

On June 10, 1983, the Theodore H. Bailey trust transferred the property to Timothy J. and Mary E. Horak.

### **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

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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.

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.

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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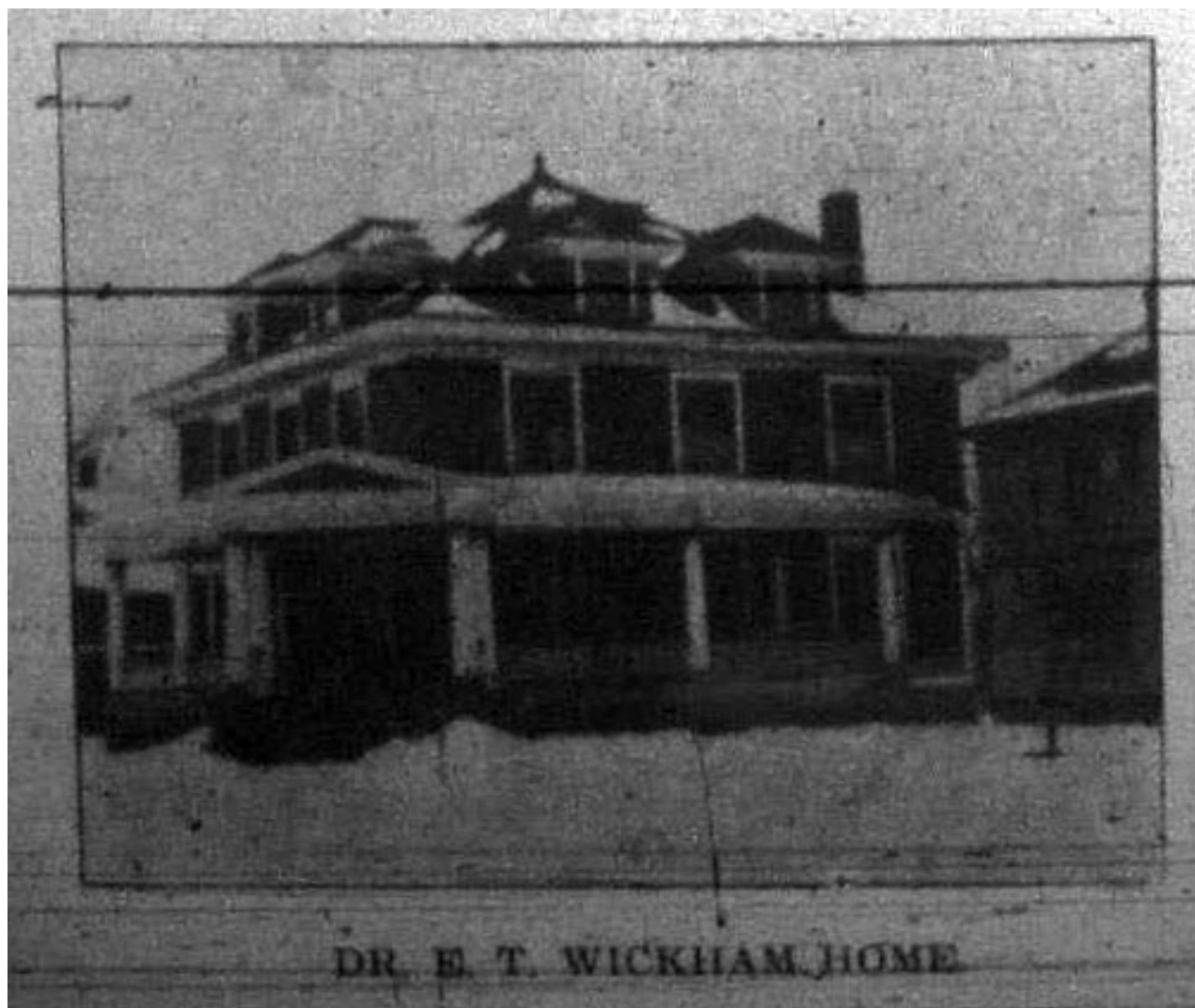
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**Historic images**



*Evening Journal, April 26, 1913, 4*



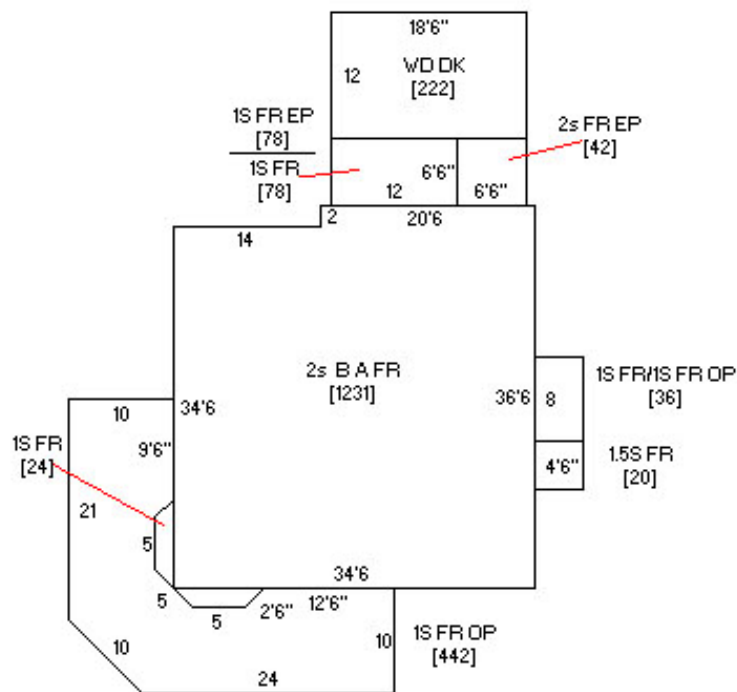
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**Building plan (from assessor's website)**



**Photo from assessor's website**



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**Digital photographs**



**Photograph 92-00369-001 - House, looking southwest (December 2014)**

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**Photograph 92-00369-002 - House, looking southeast (December 2014)**

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**Photograph 92-00369-003 - House, looking northwest (December 2014)**