

Iowa Site Inventory Form

State Historic Preservation Office

(July 2014)

State Inventory Number: 92-00733 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 Sarah Brokaw House

B) Other names: West side survey map #WS-012

• Location

A) Street address: 321 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): 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>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

05D: Queen Anne

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

1895 *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: February 19, 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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Narrative Description

This is a two-story, two-bay frame Queen Anne house on the southeast corner of W. Jefferson Street and S. Avenue C. The house sits on a stone foundation, and the walls are clad with aluminum siding. The cross gable roof is covered with steel. An enclosed front porch is located on the northeast corner of the house. There is a two-story bay window on the west side. All the windows are wood with aluminum storm / screens. There are shutters on some windows.

The façade, the north elevation, is composed of two sections. The entry porch is located on the left/east section, which is then setback from the projected gable-roof west section. There are concrete steps leading up to the centered aluminum storm / screen entry door on the porch. To the left and to the right of the entry, there is a pair of windows. On the east side of the porch, there is one window at the far right/front/north with four four-light wood storm windows to the left/south. The west side of the porch has an aluminum window on the left/front/north, and a four-light wood storm window next to it to the south. The right/west section is the projected gable-roof front section. It has a one-over-one-light double-hung wood window on each story. The second story window has vinyl shutters on each side of the window.

The east elevation is divided into three sections by the gable-roof east wing. The front/north section is the east side of the front gable-roof section, with the enclosed porch on the first story, as described above. No windows are found on the second story. The center section, the gable-roof east wing, has a wood deck with steps descending to the ground toward the north and to the south. The level of the deck is higher than the level of the front porch, and there is a windowless metal entry door on the right/north side of the first story, with a window to the left/south. On the second story, there is a centered one-over-one-light double-hung wood window. The third section, the one-and-one-half-story rear section of the original house, projects slightly beyond the second bay, as seen historically on Sanborn maps from 1897 to 1943. It has a window on the first story and a hip-roof dormer with a one-over-one-light double-hung wood window on the sloped roof on this side.

The west elevation, facing the side street, is divided into three sections by a center two-story bay window. The front/north section has a one-over-one-light double-hung wood window with shutters on each story. The center section is the bay window, which has a chamfered northwest corner and a square southwest corner. The gable roof overhangs the angled wall. There is a large, shuttered one-over-one-light double-hung wood windows centered on the first story, and a regular one-over-one-light double-hung wood window centered on the second story. The short south wall of this section also has a one-over-one-light double-hung window on the second story. The third/south/rear section is the side of the rear one-and-one-half-story section. It has a hip-roof addition along this side, in the place of an earlier porch/pantry. It has a shuttered one-over-one-light double-hung window. It also has a hip-roof dormer with a one-over-one-light double-hung wood window. There are no shutters on the dormer window.

The south elevation is the rear of the one-and-one-half-story gable-roof rear section. On the main portion, there is a rear entry at ground level with a shed roof supported by wood braces to protect the entry area. The door is wood, and there is an aluminum storm / screen door. To the right, there is a

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one-over-one-light double-hung vinyl window whose sill is higher than the typical windows in this house. The south side of the one-story addition to the left/west has a one-over-one-light double-hung vinyl window with a somewhat higher than typical sill. On the second story, there is a one-over-one-light double-hung wood window at the center of the gable. None of the windows on the south elevation have shutters. There are two basement windows on the south elevation, one to the left of the entry, and another under the window in the side addition.

At the south end of the property along the alley, there is a one-story frame two car garage clad with vertical wood siding. An earlier building appears here on the 1897 and 1917 Sanborn maps, with this garage built by the 1931 map. The gable roof is covered with metal. The garage faces west towards the side street, with access from the alley to the south. There is a historic hinged set of double garage doors on the left with six windows in the top portion and three vertical wood panels in the lower portion. On the right, there is a wood lift style garage door with eight panels. The gable has arts and crafts style wood details (applied wood bracing). The north elevation, facing the house, has two four-over-four-light double-hung wood windows evenly spaced on the wall, and there is a solid wood entry door immediately to the left/east of the left/east window. The south elevation, facing the alley, has two evenly spaced four-over-four-light double-hung windows. There are exposed rafter tails on both the north and south elevations. There are no openings in the east elevation, however, this gable also has arts and crafts style details.

Narrative Statement of Significance

The Sarah Brokaw House appears to contribute historically to the potential "west side" residential historic district in Washington. The house was built during the period of development in the late 19th century of the neighborhood with large homes for successful residents. This house was built for Sarah Brokaw, widow of early and successful dry goods merchant George Brokaw. The garage contributes historically and architecturally to the potential historic district. It is one of the more historically intact historic garages in the neighborhood from the 1920s, and it has an unusually level of architectural details.

The house does not appear to be individually eligible for listing on the National Register of Historic Places under Criteria A, B, or C. It does not appear to have particularly architectural or historical significance. The garage may have architectural significance under Criterion C.

History / research summary of property

The Mather family owned lots 1-4 along this block of W. Jefferson since the 1860s, living in a house spanning lots 2-3, currently at 313 W. Jefferson. Elmira Mather sold lot four at the west end of the block to Sarah Brokaw on March 28, 1892. In the 1894 city directory, Mrs. S.D. Brokaw is living at 312 S Green Street, east of downtown, and the house does not appear on the 1894 Atlas of Washington map. An article in the *Washington Press* on February 27, 1895 entitled "Who Will Build This Year?" mentions Mrs. Geo. Brokaw. George Brokaw was an early dry goods merchant in Washington, partner

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in McFarland, Brokaw & Co in 1865, which evolved to Blair & Brokaw by 1871. He was also involved in the early banks in Washington. He died on January 3, 1892, apparently prompting Sarah to buy this lot and then build a house here in 1895. The 1900 census shows Sarah D. Brokaw, a widow, age 74, listing as the next household to David H. Logan (317) and two from David J. Patterson (313). Elizabeth Kinch, age 69, is listed as housekeeper. By 1903, the city directory lists Mrs. S.D. Brokaw at 321 W Jefferson. She died on October 13, 1908.

J.T. Matthews, executor, transferred the property to R.D. McFarlane on March 30, 1909. The 1910 census identifies the family as Robert McFarlane, age 75, his wife Ann, age 72, and their daughter Blanche, age 35 and single. The 1910-11 city directory notes that Robert McFarlane is a retired farmer. The 1917 county directory lists Mrs. R.D. McFarlane and Blanche McFarlane living here.

The property transferred from Mattie E. Kerr (R.D. McFarlane) to Cora Blanche McFarlane on February 26, 1918. The 1920 census lists Thomas J. Dempsey, age 60, his wife Mary, age 59, daughters Mabel, age 24, Lucy, age 21, Bertha, age 20, and Cecil, age 17, and a son Edward, age 14. Living at 321 ½ W Jefferson is Blanche McFarlane, age 45, single, and owner of the house. In February 1923, Blanche McFarlane sold the property to T.J. Dempsey. The garage was then perhaps built after this sale, between the 1917 and 1931 Sanborn maps. The 1926 telephone directory list Thomas J. Dempsey at 321 W. Jefferson. The 1930 census lists Mary Dempsey, age 70, widow, as head of the household and property owner, with Lucy, age 31, a bookkeeper, and Cecil (female), age 27 living there. The house is valued at \$3,000. The 1932 telephone directory lists Mrs. T.J. Dempsey, and the 1935 city directory lists Mrs. Mary Dempsey. The 1940 census lists Mary Dempsey, age 80, head of the household, and daughters Alice, age 54, Lucy, age 41, and Cecil, age 37. The 1941 city directory lists the residents as Mrs. Mary Dempsey, Miss Alice Dempsey, Miss Cecile Dempsey, and Miss Lucy Dempsey. On March 8, 1944, the property officially transferred from the will of T.J. Dempsey to Mary Dempsey.

On February 23, 1950, Lucy F. Dempsey, executrix for Mary Dempsey, sold the property to Mildred and Ralph Lytle. The 1954 telephone directory lists Mrs. Ralph Lytle at this address, and Ralph G. Lytle appears in the 1956, 1958, and 1960 telephone directories.

On November 8, 1961, Mildred E. Lytle transferred the property to Robert A. Kennedy. In October 1964, Kennedy transferred the property to Gerald and Martha Hahn. The 1964 city directory lists the residents of 321 W Jefferson as Theodore C. Kaberle, a field foreman for Northrup King, and Mrs. C.L. Harley is living at 321 ½. In the 1967 city directory, the residents of 321 are Bill Shriver, a draftsman Advance at Ross Electronics, his wife Sheila, and a son Wade. Mrs. Louie Harley, widow of Charles, is living at 321 ½.

Gerald J. Hahn and wife transferred the property to Frank M. Longwell on March 28, 1969. Longwells previously owned and lived in the house to the east at 317 W. Jefferson from 1943 to 1967. The city directory for 1969 lists Frank M. and Rachel H. Longwell, retired, living at 321 W. Jefferson, and Mrs. Louie Harley, widow of Charles, at 321 ½. On May 21, 1974, the Frank M. Longwell estate transferred the property to Rachel Harriet Longwell.

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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)

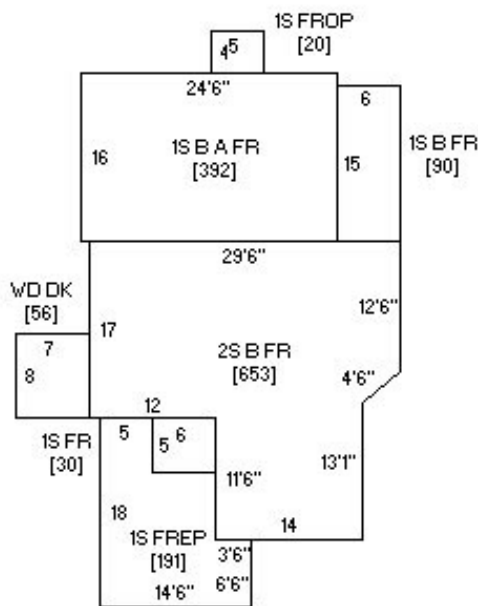


Photo from assessor's website



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Digital photographs



Photograph 92-00733-001 - House, looking southeast (December 2014)

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Photograph 92-00733-002 - House, looking southwest (December 2014)

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Photograph 92-00733-003 - House, looking northeast (December 2014)

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Photograph 92-00733-004 - Garage, looking southeast (December 2014)

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Photograph 92-00733-005 - Garage, looking northeast (December 2014)