

Iowa Site Inventory Form

State Historic Preservation Office

(July 2014)

State Inventory Number: 92-00372 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 Janet Johnson House

B) Other names: West side survey map #WS-054

● **Location**

A) Street address: 421 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): 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

● **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 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

1891 *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

Frank Epworthy

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: 6-4-2015

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>Janet Johnson House</u>	<u>Washington</u>
Name of Property	County
<u>421 W. Washington Boulevard</u>	<u>Washington</u>
Address	City

Narrative Description

This is a two-story frame house built on the southeast corner of the intersection of W. Washington Boulevard and S. Avenue D. The house sits on a stone foundation, and it is clad with aluminum siding. The cross gable roof is covered with asphalt shingles and a historic brick chimney is located in the center of the roof. The windows are wood, and most of the first story windows have wood storm windows, while the second story windows and the entire east side of the house have aluminum storm / screens. There is a one and a half story rear portion of the house and an attached car port extending south, with access from the alley. The southeast corner of the lot has a one and a half story frame garage.

The façade, the north elevation, has a Craftsman style porch on the northeast corner of the house, situated between the north wing and the east wing of the house. An earlier front porch is depicted on the 1917 Sanborn map, and this porch appears on the 1931 Sanborn map. The porch sits on a concrete foundation, and it has carpeted steps and floor. The north side of the porch has two large tapered square wood columns sitting on rusticated concrete block piers, with short tapered wood piers flanking the steps. The southeast/rear corner of the porch has a single square wood column supporting that corner of the porch. The entry is a small enclosed vestibule on the porch. It has a historic wood entry door with a window in the upper half of the door, and decorative wood panels above and below the window. There is also an aluminum storm / screen door. The vestibule has a one-over-one-light double-hung wood window facing east, and the entry itself faces north. To the right of the porch, the north/front gable-roof section of the house has a large window with a four pane wood storm window on the first story. On the second story, there is a one-over-one-light double-hung wood window above the large window. On the north side of the east gable-roof section, there is a one-over-one-light double-hung wood window with an aluminum storm / screen above the porch.

The west elevation faces the side street, South Avenue D. It has three sections, divided by a centrally located two-story bay window. The left/front/north section has a one-over-one-light double-hung wood window with a wood storm. The second story of this section has a one-over-one-light double-hung wood window with an aluminum storm / screen. The two-story bay window, the center section, has a one-over-one-light double-hung wood window in each of the angled sides on each story of the bay window. The first story windows have wood storms, and the second story windows have aluminum storm / screens. The center window of the bay window on the first story is a wide one-over-one-light double-hung wood window with a four pane wood storm window. On the second story, the center window of the bay is a typical size one-over-one-light double-hung wood window with an aluminum storm / screen. The third section is the west side of the rear gable-roof section of the house, a one and a half story section. There is a shed roof porch along the west side of this section. It has a concrete foundation and steps. The porch floor is wood, as are the railings and turned columns supporting the shed roof. There is wood v-groove siding in the area below the railing, and a section of pierced decoration remains above the steps. There is an entry to the left on the porch, which enters the center section of the house to the north. This entry has a wood door with a window and a wood screen door with decorative braces at the inner, lower center corners. Facing west and the steps, there is a one-over-one-light double-hung wood window with a wood storm window.

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The east elevation has three sections, the east side of the front gable-roof section, the gable end of the east section, and the east side of the one-and-one-half-story rear section. The east side of the gable-roof front section has the previously described entry vestibule with the north facing entry and one east facing window on the first story. Above the porch roof, there is a one-over-one-light double-hung wood window with an aluminum storm / screen on the second story. The east gable-roof section of the house has two one-over-one-light double-hung wood windows with an aluminum storm / screen on the first story, offset to the left/rear half. A one-over-one-light double-hung wood windows with an aluminum storm / screen is centered on the second story. The third/rear/south section, the one and a half story rear section of the house, has a one-over-one-light double-hung wood window with an aluminum storm / screen.

The south elevation, the rear of the house, has a long gable-roof carport which is attached to the first story of the house. The carport is constructed of wood, with square wood posts and braces supporting the front gable roof. There is a poured concrete pad under the car port, and it is wide enough for two vehicles, and long enough for one vehicle to park behind another, holding a total of four vehicles. The lower edge of the roof and the end of the gable have scalloped edges. Under the carport, the south elevation of the house has a one-over-one-light double-hung wood window on the left/west, a small horizontal window at the center of the wall, and an entry with concrete steps and an aluminum storm / screen door to the right. On the second story, the south gable end has two one-over-one-light double-hung wood windows with aluminum storm / screens.

At the southeast corner of the lot there is a one and a half story frame outbuilding. On the 1931 and 1943 Sanborn maps, it is identified as a garage, replacing a smaller building on the 1909 and 1917 Sanborn maps. The building does not have a visible foundation. It has wood shiplap siding. The west elevation has a pedestrian entry located at the left/north end and made of the same material, installed vertically. It has strap hinges and a metal handgrip latch. The right/south half of this elevation has a large sliding door, also made of vertical wood panels. The south elevation, facing the alley, has a four-light fixed wood window high on the right side of the gable, and just below it is a nearly square wood door. The bottom of this door is about eight feet off the ground. The north elevation has a four-light fixed wood window high in the gable and opposite the south window. Lower on this elevation there are two horizontal fixed wood windows. The east elevation has no fenestration.

Narrative Statement of Significance

The Janet Johnson House appears to contribute historically to the potential “west side” residential historic district in Washington. The house was built during the late 19th century period of development of the neighborhood with large homes. The house retains good integrity, with a Craftsman porch added in the 1920s reflecting a common update to houses in this period.

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

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History / research summary of property

This lot on the southeast corner of this intersection is occupied by the Congregational Church on the 1869 Bird's Eye View of Washington. A transfer on February 3, 1877 transferred the property to the trustees of the 2nd United Presbyterian Church. According to a list in the *Press* in late 1890, the 2nd U.P. Church had built a new building that year. Lot 4 was then sold by the trustees to Jeanette Johnson on October 4, 1890. The *Washington Press* listing of "Building in 1891" includes "Mrs. Johnston, house, etc. . . . \$1775" under work completed by Frank Edworthy, who built the house to the east at 415 W. Washington in 1891. The 1894 city directory has a listing for J. Johnson at 407 W. Washington. There is not a "Johnston" in the directory, so it was likely a typo in the 1891 newspaper. On January 6, 1894, Janet Johnson transferred ownership of the property to her daughter Mary E. Johnson. The 1900 census lists the family as Janete Johnson, head of the household, home owner, age 81, and a widow, who was born in Scotland. Her daughter Mary E., age 47 and single, is the only other resident, and they are between to S.A. White and James D. Chilcote on the census page. The 1903 city directory lists J.M. Johnson, a dairyman, his wife Mrs. B.M. Johnson, and a son Ray living at 421 W. Washington St. with Robert Johnson, a clerk, Mary Johnson, and Mrs. Janet Johnson.

Mary E. Johnson transferred the property to Zilpha Heaton on May 17, 1907. There is a listing in the 1908 telephone directory for Mrs. Z.A. Heaton. The 1910 census identifies the family living at 421 W. Washington as John Heaton, age 50, head of the household, with his own income, and a home owner without a mortgage, with his wife Zilpha A. Heaton, age 55, and lodgers Jerry McGorran, age 23, a house painter, and Sandy Gorran, age 24, a shoemaker in a shoe store. The 1917 county directory has a listing for J. Heaton, a farmer, and his wife Zilpha at this address. She is also listed in the 1926 telephone directory.

Zilpha Heaton sold the property to Eva Mae Willer Michels on May 3, 1927. The 1930 census lists Paul Snakenberg, as head of the household, renting the house for \$35 per month. He is 35 and doing clerical work for the gas and electric company. His wife Maude H. is 38 and not working, and they have a 3 year old daughter Betty Jean. The 1935 city directory lists Paul Moore living at this address. He is also listed in the 1938 telephone directory. On September 23, 1937, Eva Mae Michels transferred the property to T.A. Michels by Special Warranty Deed. The 1940 census lists the family at 421 W. Washington as Paul R. Moore, a renter and head of the household, age 44, his wife Lucia M., age 39, and sons Tom, age 14, and Owen Ross, age 10. Moore is a hog buyer for a packing company. The Moore family is also listed in the 1941 city directory, and Paul is the manager at Armour & Co. Hog Buying Station. He is also identified as the home owner. The 1954 city directory lists Warren G. White at this address, and he also appears in the 1954 telephone directory.

The executor of the estate of Theodore Arthur Michels transferred the property to his heirs (Ruth Cigledy et al) on January 26, 1963. The property then appears to have transferred to Donald and Esther Statler. The 1964 city directory lists Donald A. Statler, manager of Burdock Lumber Co. living here with his wife Esther L., an office employee of the ASCS (Agricultural Stabilization and Conservation Service, a branch of the US Department of Agriculture), Gerald George Statler, working at Mills East End Grocery, and a son George, age 17.

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The next transfer listed has Statler selling the property to Ronald Lee and Shirley E. Kleineberg on February 1, 1967. The 1967 city directory identifies the residents as Ronald L. Kleineberg, a welder at Miller's Welding Shop, and his wife Shirley, with their children Sherry, born in 1955, Edward, born in 1956, Mary Jo, born in 1960, and Duane, born in 1965. The family continues to be listed with the same information in the 1969 and 1972 city directories. In the 1976 city directory, only Mary Jo and Duane are living here with their parents.

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.

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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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Building plan (from assessor's website)

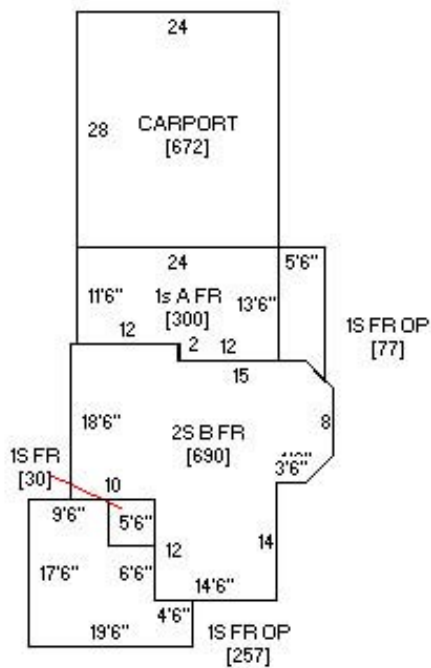


Photo from assessor's website



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Digital photographs



Photograph 92-00372-001 - House, looking southwest (December 2014)

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Photograph 92-00372-002 - House, looking southeast (December 2014)

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Photograph 92-00372-003 - House, looking northeast (December 2014)

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Photograph 92-00372-004 - Garage, looking east (December 2014)