

Iowa Site Inventory Form

State Historic Preservation Office

(July 2014)

State Inventory Number: 92-00400 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 Frank W. and Wena Brindley House

B) Other names: West side survey map #WS-100

• Location

A) Street address: 403 W. Main 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: Addition to Washington Block(s): 3 Lot(s): 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>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): 10A: Concrete block

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

1903 *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: April 10, 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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Frank W. and Wena Brindley House
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Narrative Description

This is a two story frame Queen Anne house built around 1908 on the southwest corner of W. Main Street and S. Avenue C. The house sits on a rusticated concrete block foundation, and it is clad in vinyl siding. The cross gable roof is covered with asphalt shingles, and there is an attic dormer facing north. The house displays a number of ornamental elements typical of Queen Anne houses, including a wrap around porch, a two story bay window, an asymmetrical plan, decorative windows, and decorative surfaces and beltcourse. The windows are a mix of wood with vinyl surrounds. Most windows have aluminum storm / screens. Two historic brick chimneys remain on the house, one located between the center cross gable and the rear of the house on the east side, and the other on the west elevation near the front of the house. There is an original back porch at the southeast corner of the house, a small log cabin playhouse in the back yard, and a historic two car garage at the south end of the lot, with access from the side street, S. Avenue C.

The front porch wraps around half of the north (front) elevation and a third of the east (side) elevation. The porch has wood steps at a 45° angle to the street, with a decorative wood pediment above the steps. There are decorative corbels under the porch eaves with paneled decoration just below the corbels, around the top of the porch. The porch floor is carpeted, and the railing and square balusters are wood, as is the grating under the porch. The porch roof is supported by round wood columns sitting on rusticated block piers. There are three columns on each pier. At the corner with the angled steps, the pediment and the piers extend slightly forward.

The façade (north elevation) is divided into two sections. The left (east) section is slightly recessed, and the right (west) section is wider and extends slightly forward. The entry is located in this west section, and this section has a front gable roof. The historic front door is wood with a full beveled light, and it has a full light aluminum storm / screen door. To the right of the entry and past the end of the porch, there is a wide one-over-one-light double-hung wood window. On the left section of the facade, there is a wide wood window, closer to the porch steps. On the second story, there is a one-over-one-light double-hung wood window in the left section, and a pair of one-over-one-light double-hung wood windows centered in the right section. At the attic level, on the left section there is a shed-roof dormer with a pair of twelve-over-one-light double-hung wood windows. On the right section, the gable has a Palladian window with a nine-over-one-light double-hung wood window flanking a central window with divided light arch. There is a two-light wood basement window with a fixed aluminum storm window under the first story right window in the stone foundation.

The east elevation has four sections, three on the main portion of the house and a fourth for the rear section. A wide gable spans the front (north) two sections and extends into the third section. The gable is projected, and it is supported by three large scroll brackets that have been clad in vinyl siding. The front porch covers the first story of the right (north) section. There is a wide one-over-one-light double-hung wood window on the first story within the porch. Above it on the the second story, there is a one-over-one-light double-hung wood window flanked by a pair of brackets supporting the gable. A two-story bay window defines the center section of this elevation. It has one-over-one-light double-hung wood windows on the angled walls of the bay on both the first and second story. On the first story, the middle section of the bay has a wide one-over-one-light double-hung wood window, and on the

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second story, there is a smaller leaded glass fixed rectangular window with a sill higher than typical for this house. There is a flared skirt between the first and second stories where there is no porch roof. The third section of this elevation has a somewhat smaller, narrower one-over-one-light double-hung wood window on the first story with a sill slightly higher than typical for this house. Above this window, on the second story, is another smaller, narrower one-over-one-light double-hung wood window with leaded glass and a higher than typical sill. Immediately to the left of this window is the third vinyl clad bracket. The fourth section, to the far left and the side of the rear section of the house, is recessed several feet. It has a small inset back porch with wood steps leading down to the ground toward the south and the east. There are round wood columns supporting the mansard-style roof, and it has wood railings and balusters. To the right of the porch is a one-over-one-light double-hung wood window. A south facing wood entry door with a window in the top half of the door leads from the porch into the house. On the second story, high on the wall, there is a small fixed octagon window divided into nine lights. There is a two-light fixed wood basement window with a fixed aluminum storm window in foundation on the third section.

The west elevation is also divided into four sections, three on the main section of the house and one for the side of the rear section. A gable spans the front three sections, and it is projected, but not as far as the east side. The front (north) section has a red brick chimney which protrudes only a few inches from the wall. It has three stepped shoulders, getting narrower as it rises through the roof, and each step has a triangular stone cap on the step. On the second story, there is a wide one-over-one-light double-hung wood window immediately to the left of the chimney. The middle section has an oriel window between the first and second stories that extends to the gable. The window is wide, with an arched leaded light in the upper wood sash and a single-light lower wood sash. The oriel ends at attic level, and just above it, in the gable, there is an inset window. The gable walls curve back to the window, which consists of a pair of nine-over-one-light wood double-hung windows. There is a two-light fixed wood basement window with a fixed aluminum storm window under the oriel window in the foundation. The first story on the third section of this elevation has a pair of one-over-one-light double-hung wood windows. On the second story, above the pair of windows, is a one-over-one-light double-hung wood window. Two two-light fixed wood basement windows with fixed aluminum storm windows are found in the foundation on this section. The fourth section is the side of the rear section of the house. On the first story, there is a smaller one-over-one-light double-hung wood window with a somewhat higher than typical sill. There is a small octagon window on the second story toward the left side of the wing.

The south elevation is the south side of the rear section of the house, as well as short walls that are the south side of the main section of the house. The first short-wall section on the left/west has no fenestration on the first story, but there is a one-over-one-light double-hung wood window on the second story. The main south elevation, the south of the rear section of the house, has a wood entry door which exits at the ground level (between basement and first story) on the left. The door has a window in the top half of the door, and an aluminum storm / screen door. A one-over-one-light double-hung wood window that is smaller and has a higher than typical sill is found to the right of the entry. There is two-light wood basement window with a fixed aluminum storm window under this window. Above the entry, on the second story, there is an arch window with a one-over-one-light double-hung wood window and five-light arch window. The arch window section has four wedge shaped lights

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around a smaller half circle along the straight side of the half circle. The east short-wall section is the side/rear porch described with the east elevation.

The two-car frame garage sits on a poured concrete foundation at the rear of the lot. This garage is depicted on the 1931 Sanborn map. It has vinyl siding, and the flared hip roof is covered with fishscale asphalt shingles. The garage has a two-car aluminum garage door facing east. The north elevation, facing the house, has an entry. The south and west elevations both have two evenly distributed four-over-one-light double-hung wood windows.

Just to the right (north) of the driveway, near the garage, is a small log playhouse with an end gable roof covered with asphalt shingles. There is a wood door facing south, and a small porch on the east elevation which has a rustic wood railing. There is also a small shuttered window on the east, and matching window on the west side of the playhouse. It is not tabulated within the historic district.

Narrative Statement of Significance

The Frank W. and Wena Brindley House appears to contribute to the potential “west side” residential historic district in Washington. The house was constructed in 1903 in the Queen Anne style, similar in design to a number of other houses along W. Washington Blvd and W. Main Street. Frank Brindley was a grocer with his own business at 100 W. Main. While vinyl siding has been applied to the house, the overall asymmetrical design, historic porch, and decorative wood windows remain intact. This house contributes architecturally and historically to the potential historic district. The garage built in the 1920s is also counted as a contributing building within the historic district. The flared hip roof of the garage is a distinguishing feature, and it retains historic wood windows as well.

More research would be needed to assess if the house or the garage would be individually eligible for listing on the National Register of Historic Places under Criteria B or C, weighing the alterations particularly the vinyl siding with the potential historic significance of Frank Brindley or architectural significance of either the house or garage. Assessment of the interior of the house would be needed for a full evaluation. Neither the house nor the garage appear individually eligible under Criteria A.

History / research summary of property:

Lot 1 in Block 3 of the assessor's Addition to Washington was purchased on March 9, 1888 by F.W. Brindley. The 1894 city directory lists Thos. Brindley as the resident at 401 W. Main, and according to census records for 1880, Frank W. Brindley is a son of Thomas Brindley. The 1894 Atlas of Washington map shows a different house here, facing the side street, S. First Street North, now S. Avenue C. The 1900 census shows the Frank Brindley family is living in Washington's 3rd Ward, the southeast quarter of town, and the family consists of Frank, age 40, a grocer and homeowner, his wife Mary I., age 38, a daughter Martha, age 11, and an adopted son Merle Lytle, age 18 and a salesman for groceries. There is also a servant living here, Josie Escher, age 22. In 1903, the city directory lists F.W. Brindley living at 103 S. Avenue C, along with his wife Wena, daughter Martha, and his father Thomas. This address

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is the same property as the current house, but addressed for the side street, implying they are living in the earlier house. The *Evening Journal* confirms this information. On February 24, 1903, the editor noted that the old home would be moved to the rear of the lot for the construction of a new house on W. Main this summer. Workman had began hauling stone to the lot, and Brindleys had sold their house on E. Washington to Riley Miller for \$2,500 (*Evening Journal*, February 24, 1903, 2). The house was likely completed later that year. The 1909 Sanborn map shows the current house on Lot 1, and it was listed as 401 W. Main Street. A larger outbuilding than the current garage is shown at the rear of the lot in 1909 and 1917. The 1910 city directory lists the family as Frank W. Brindley, his wife Wena, and Martha Brindley, a student living at 403 W. Main. He owns F.W. Brindley & Co. (F.W. Brindley & M.F. Lytle), a grocery store located at 100 W. Main Street. The 1910 census lists Frank at age 49 years old, he owns his home free and clear, and has his own income. His wife is age 47, and Martha is age 21. Merle Lytle, age 27, is also living with the family, working as a salesman of automobiles.

On December 30, 1910, F.W. Brindley, widow, transferred the property to David McLaughlin. The 1917 county directory identifies the residents living at 403 W. Main Street as Dave McLaughlin, vice president of Farmers & Merchants State Bank, his wife Ferne, daughter Mildred, a teacher, and Marion, in school. The 1917 Sanborn map continues to show the same footprint for the house, and the large outbuilding at the rear of the lot. The 1931 Sanborn map shows the current garage at the rear of the lot, so it was likely built in the 1920s. The house has also been renumbered to 403 W. Main on this map. The 1930 census lists Dave McLaughlin (age 63) as a farmer, living at 403 W. Main with wife Ferne (age 62). The house is valued at \$10,000. The listing also includes 403 1/2 W. Main, with the Rudiger family listed at that address and paying \$30 rent per month. The family includes George (insurance salesman, age 33), wife Mildred (age 35) and daughter Georgeanna (age 5). The 1935 city directory lists Dave McLaughlin, a farm manager, living here. By 1941, the city directory lists David McLaughlin, stock dealer, and Ferne at 403 W. Main, and at 403 1/2 W. Main, George W. Rudiger (Mildred), district agent for Northwestern Mutual Life, and their children Georganne, age 17, and Jeanne, age 10. In November 1952, the David M. McLaughlin estate transferred the property to Ferne L. McLaughlin. The 1954 city directory lists Geo. W. Rudiger, Jeanne Rudiger, and Mrs. David McLaughlin all living at 403 W. Main.

On August 23, 1958, the Ferne E. McLaughlin estate transferred the property to Mildred R. Rudiger in a change of title transaction. The city directory for 1964 listed George W. and Mildred R. Rudiger at 403 W. Main. He worked as a salesman at NW Mutual Life Insurance. The 1967 city directory notes that George W. Rudiger is now agent emeritus for NW Mutual Life. They are also listed in the 1972 city directory along with Walter and Grace Brown, retired, who are living at 403 1/2 W. Main.

On June 13, 1975, the Mildred R. Rudiger estate sold the property to Carl D. and Helen L. Brown.

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Bibliography

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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.

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.

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.

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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)

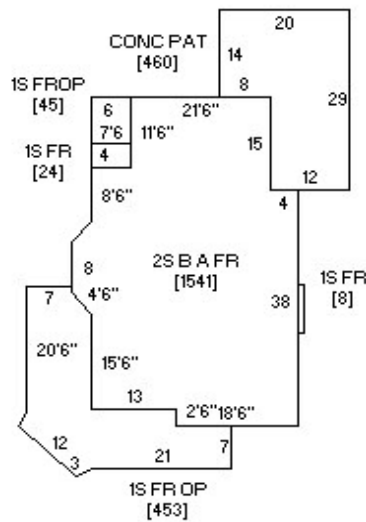


Photo from assessor's website



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Digital photographs



Photograph 92-00400-001 - East and north (front) elevations, looking southwest (December 2014)

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Photograph 92-00400-002 - North (front) and west elevations, looking southeast (December 2014)

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Photograph 92-00400-003 - South (rear) and east elevations, looking northwest (December 2014)

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Photograph 92-00400-004 - Garage, looking southwest (December 2014)

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Photograph 92-00400-005 - Garage, looking northeast (December 2014)