

Iowa Site Inventory Form

State Historic Preservation Office

(July 2014)

State Inventory Number: 92-00155 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 Andrus-Barratt House

B) Other names: Kurtz House, Vincent W. and Nancy H. Andrus House, West side survey map #WS-014

• Location

A) Street address: 305 South Avenue C

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): 5 Lot(s): Lot A (N pt. of Lot 1 and pt. Lot 2)

• 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>	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

01A01: Domestic / residence

B) Current functions

01A01: Domestic / residence

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

A) Architectural Classification

05B: Italianate

B) Materials

Foundation (visible exterior): 03: Brick

walls (visible exterior): 03: Brick

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

1867 *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: July 24, 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>Andrus-Barratt House</u>	<u>Washington</u>
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Narrative Description

This is a two-story brick Italianate house on the southwest corner of the intersection of W. Jefferson Street and S. Avenue C, facing Avenue C to the east. The house sits on a cut stone foundation, and it has brick walls which step out slightly as the lower courses approach the foundation. The hip roof has a flat center, and it is covered with asphalt shingles except for the rolled roofing on the flat portion. There are six historic brick chimneys, two on the south elevation and two on the north elevation, and two on the one story addition at the rear of the house. The house has brick pilasters on the façade and north sides of the house which terminate on a stone block at threshold level. The windows are wood with aluminum storm / screens, and have a segmental brick arch lintel. There are two “windows” with closed wood shutters which have no actual windows behind the shutters. The rear section has a stucco covered foundation and brick walls, with a mansard roof covered with asphalt shingles. There is no separate garage, but there is a small wood garden shed at the southeast corner of the house.

The façade, the east elevation, is divided into three bays by brick pilasters. The entry is located in the left/south bay, and has a wood stoop with metal railings. The entry has a vinyl-clad door with a small decorative window in the upper part of the door under the segmental arch brick lintel. The transom area has been filled with T-111 plywood. The second and third bays each have a four-over-four-light double-hung wood window. On the second story there is a four-over-four-light double-hung wood window in the first and third bays. The second/center bay has a pair of closed wood shutters, but does not have a window. There is a basement window near the center of this elevation; it has been closed with T-111 plywood.

The north elevation faces W. Jefferson Street. It has four bays separated by brick pilasters which terminate at threshold level on a stone base. The first/front/east bay on the first story has a pair of closed wood shutters, though there is no window here. The second, third, and fourth bays all have a four-over-four-light double-hung wood window. On the second story, there is a four-over-four-light double-hung wood window centered in each of the bays. There are two basement windows on this elevation; they have been closed with T-111 plywood.

The south elevation does not have brick pilasters on this side of the house, but evidence for some type of earlier pilasters can be seen in the brick work and at the top of the wall where there are regularly spaced projections. The two openings are found on each story on the west/rear half of the elevation, with a solid brick wall on the east half (interior stairs). On the first story, there is a four-over-four-light double-hung wood window on the left/west and an entry on the right/east. There is a window in the upper part of the wood door, and it is sheltered by a small front gable-roof hood supported at the wall by decorative wood columns. A set of wood steps leads from the door down to the yard. On the second story there is a four-over-four-light double-hung wood window in the first section, and another four-over-four-light double-hung wood window in the second section. There are two basement windows on this elevation; they have been closed with T-111 plywood.

A one-story rear section covers most the rear of the house, the west elevation. It is unknown if this was an original section or added in the late 1860s or 1870s. The addition has a stucco-clad foundation, brick walls, and a mansard roof with three front gable dormers, one on each side of the addition. The

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dormers are clad with vinyl siding, and have asphalt shingles on their roofs. This wing extends farther south than the main body of the house, and it is inset somewhat at its north end. The north elevation of the addition, facing W. Jefferson Street, has a garage door size opening filled with T-111 siding. It is unknown when this section was adapted for a garage, but the 1931 and 1943 Sanborn maps both note "A" for auto garage in this section (which was simply indicated as one-story on the earlier maps). There is a vinyl entry door toward the right/west side of the larger filled garage door opening. It has a small arched hood above the entry, which has a door with a semicircular window with wedge shaped panes at the top. There is a low wood deck outside the door, with a wood railing and mailbox post on the right side of the door. The west elevation of the one-story rear section has a pair of four-over-four-light double-hung wood window toward the left, nearer the street. This window unit has decorative wood panels below each window. To the right/south, there is a four-over-four-light double-hung window. At the center of the west elevation, there is a closed basement window, and directly above it, on the mansard roof, there is a gable-roof dormer with a window. Immediately to the left of the dormer is a brick chimney. The south elevation of the rear section has a four-over-four-light double-hung window near the center of the wall. Below and to the right there is a closed basement window, and above it, on the roof, there is a gable-roof dormer with a window. The east elevation of the addition, where it extends to the south past the main body of the house, has an entry toward the left. The door has been lowered to ground level, and the area above the door has been filled with brick. To the right of the entry, there is a narrow four-over-four-light double-hung window.

There is a modern wood garden shed off the southeast corner of the house. It has a gambrel roof covered with asphalt shingles, and is clad with T-111 siding. There is a pair of wood doors facing east, toward South Avenue C. The shed is not tabulated.

Narrative Statement of Significance

This house was previously listed on the National Register of Historic Places under Criterion C for its excellent brick Italianate architecture under the name of the "Kurtz House," which reflects the local common name (owner from 1919 to 1943) rather than the historic name of the property. The historic name is thus noted as the Andrus-Barratt House, and the NRHP nomination might be updated to reflect this actual historic name. This name is based on the owner/s at time of construction, with information that Milton Barratt finished the house started by/for Vincent W. and Nancy H. Andrus. The house remains an excellent example of brick Italianate architecture from the 1860s in Washington.

The Andrus-Barratt House appears to contribute historically and architecturally to the potential "west side" residential historic district in Washington. The house was built in the 1860s during the early period of development of the neighborhood, and it was one of the early substantial homes built in this area. As noted, the house is also an excellent example of brick Italianate architecture.

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History / research summary of property (chronological order, by owner/period):

According to the barebones National Register nomination from 1977, Andrus began to build this house in 1867, ran into financial problems, and could not finish the house. It was then sold to M. Barratt in 1869, who finished the house. Research generally supports those statements. Lots 1 and 2 of Block 5 in the Addition to Washington were purchased from John A. Vanatta by V.W. Andrus on July 5, 1865. He had previously bought and sold 12+ lots/parcels from 1856 to 1865, with only two other transfers after this purchase. He operated a dry goods store with his partner Hugh Smith, located at 201 S. Marion Avenue, one of the first brick commercial buildings in Washington. The 1856 Iowa census lists Vincent Andrus as a 33-year-old merchant, boarding in the household of Abigail Mealay. He then married her daughter Nancy H. Mealey on September 25, 1856 in Washington. The family could not be found in the 1860 census, but the 1866 IRS tax assessment list notes Vincent W. Andrus as an auctioneer living in Washington, Iowa, which may also explain his name on earlier transfers/lots. An ad on May 3, 1865 indicates that a millinery was one door west of Smith & Andrus, confirming construction and the business by this date. On May 3, 1867, this dry goods building (north 19' of Lot 1) transferred to Smith & Andrus. A note in the *Washington Press* on July 3, 1867 states that Smith and Andrus are fitting up a basement room under their store for a first class barber shop – it will be best “sit” in town (*Washington Press*, July 3, 1867). V.W. Andrus transferred his interest in this commercial property in 1868 to Hugh Smith. The family could not be found again in the 1870 census. They were then was living with brother William O. Andrus, a carpenter, in Bloomington, Illinois per the 1880 census (Vin. W., 49, traveling salesman; Nancy H., 43; Ella F, 22; Ada, 20). By 1900, he is listed as retired in Chicago, and he had been born in November 1830 in New York. Hugh Smith owned the lot/building at the southwest corner of the square with the building at 201 S. Marion by the 1850s.

V.W. Andrus sold Lots 1-2 in Block 5 of the Addition to Washington to M. Barratt, a local lumberyard owner, on June 4, 1869. Per the 1977 NRHP nomination, Milton Barratt then finished the house. The current owners report there is lumber in the house with “Bois and Barratt” stenciled on it, which supports that information, though may also be the source of that information. The 1869 Bird's Eye View of Washington shows the house on the southwest corner of the intersection of Jefferson Street and South First Street (now S. Avenue C). An ad for J.P. Huskins & Bro, architects and builders, in the *Washington Gazette* on July 9, 1869, page 2, notes that they were located east of the square at Washington and Green, opposite Bois & Barratt's lumber office. The 1870 census lists Milton Barret (sic.) as a 34-year-old lumber merchant with \$5,000 in real estate. His household included wife Caroline (27), son Norman (5), and domestic servant Francis Zeicher (18, born in Bohemia). In fall 1871, he sold his lumber business to George C. Charlton, located one block east of the square.

The transfer book notes that Lots 1-2 were purchased from Barratt by Hugh Smith on August 12, 1875. The *Washington Gazette* also notes on August 20, 1875, page 3, that "M. Barratt sold his fine residence to Hugh Smith for \$2,900. Very cheap." On September 10, 1875, M. Barret is listed as having \$149.88 due in delinquent tax on this property (lots 1-2, block 5) from 1870-71, which may have contributed to his sales price. The 1880 census identifies the family as Hugh Smith, age 65, from Ireland, no occupation listed, his wife Catharine, age 59 and born in Pennsylvania, keeping house, and daughters, both born in Pennsylvania - Belle, age 29, at home and Sarah B. age 23, a milliner, and also a son William H., age 21 and working as a teamster. The 1885 Iowa census provides a location for the

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family, at the corner of Jefferson and 2nd Street, now South Avenue C. Smith's occupation is retired merchant, and the household now consists of Smith, his wife Catharine, and daughter Belle.

Hugh Smith died in 1891. Following his death, this parcel was included in a dispute involving lots, 1, 2, 3 and 4. On September 20, 1893, referees J.T. Anderson, Wm. A. Cook, and Frank Stewart awarded Lots 1, 2, and 3 to Belle J. Smith, eldest daughter of Hugh Smith. Lot 4 was awarded to the opposing side of the dispute (Sarah J. Wilson). The 1894 city directory lists Mrs. H. Smith living at 301 S. First Street, along with L.D. Robinson, who, in 18 had married Catharine Smith, a daughter of Hugh Smith and sister to Belle. An article from the *Washington Press* in January 1894 lists building projects from the previous year, including "Mrs. Hugh Smith, porch \$320." This may be the porch referred to in the NRHP nomination, "An original wood porch across the front has been removed..." In the 1895 Iowa census, Catharine Smith, age 70, and Belle, age 40, complete the household. By 1900, there are two households listed in the same house: Catharine Smith, head of the household, age 80, and her daughter Belle J., age 49 and single. Lee D. Robinson is also listed as head of the household and living in the same dwelling. He is 49 years old and lists his occupation as a jewelry merchant. His wife Catharine is 47 years old.

Belle Smith sold Lots 1 and 2 to Lafayette Coop and wife on October 9, 1900, and Coop then sold the property to Peter Courter on May 27, 1902. The 1903 city directory lists Peter Courter, a retired farmer, living at 305 S. Avenue C with his wife Elizabeth and children Edna May and Clarence. They previously resided in Scott Township, Henry County. Mrs. Hugh Smith and Belle are then living at 413 W. Jefferson Street, the house built on Lot 3, part of the 1893 referees' award.

Courter sold Lots 1 and 2 to Edward E. Durst on October 9, 1909. The 1917 Sanborn map, the earliest to show this block in detail, shows a two-story house with a full front porch, and one story rear section with a mansard roof, a bay window, and a back porch on the north side. The 1910-11 city directory lists Barzelle Matthews, a retired farmer, and his wife Amanda living at 305 S. Avenue C. The 1910 census lists the family renting the house as Brazilla Matthews, age 56, with his own income, his wife Amanda, age 52, and two daughters, Jarl, age 25, and Ara, age 23. On February 15, 1911, Durst sold the south 56 feet of Lots 1 and 2 to R.G. Jones, reducing the size of the property by almost half.

On March 6, 1916, Durst sold the remaining property to J.F. Kurtz, which included the house on the north part of Lot 1 and north part of Lot 2 to the west. An earlier quarter page ad in the 1910-11 city directory advertises "O.J. Dankwardt and J.F. Kurtz, dealers in FIRST CLASS MEATS and manufacturers of original German sausage, wieners, bologna, minced ham, etc. at 102 N. Iowa Avenue". The 1917 county directory lists the Kurtz family as J. Frank Kurtz, butcher, his wife Dora, and Boice, USA, Dyran, a student, and Wilma living at 305 S. Avenue C. The 1920 census describes the family as John F. Kurtz, head of the household and home owner with no mortgage, age 51 and a merchant in a meat market, with his wife Dora, also age 51. Their children are Max, age 25, working at the U.S. Express Office, Paul, age 22, also working at the express office, Boyce, age 21, a salesman at the meat market, Dyrall, age 19, not working, and Wilma, age 16. While the 1917 Sanborn map shows the same footprint as 1909, the 1931 map then indicates that the rear section has been converted to an auto garage.

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On August 2, 1923, Kurtz sold the west 40 feet of the north 76 feet of Lot 2 to Constance Russel, again splitting the original parcel that had included Lots 1-2. Then, in January 1925, the county auditor issued a new plat of Block 5, splitting old Lots 1 and 2 into parcels A, B, and C. This house then ended up on parcel A, with B to the west and C to the south.

By 1926, Kurtz had opened his own butcher shop at 204 S. Iowa Avenue, the Kurtz Royal Market, in competition with Dankwardt, who still had a shop at the old address. The census of 1930 lists the family at 305 S. Avenue C as J. Frank Kurtz, age 63 and owner of a home worth \$4,000, working as a merchant in a meat market, his wife Dora, also 63, and his brother William, age 73. The 1932 telephone directory lists Frank Kurtz at this address, and Kurtz Royal Market is still at 204 S. Iowa Avenue. The 1935 city directory includes the family, consisting of J.F. Kurtz and his wife Dora, and the Kurtz Market, both at the same respective addresses. Frank Kurtz is also listed in the 1938 telephone directory here, along with the Kurtz Market at the S. Iowa address. The 1940 census identifies Sarah Eldora Kurtz as head of the household and a widow age 74, owner of property worth \$3,000. Also living here are her son Boice, age 41 and proprietor of a meat market, his wife Arline, age 36, a saleslady at a department store, a grandson Kenton, age 18, an attendant at a gas filling station, and a daughter Wilma, age 36 and divorced, who works as a saleslady in ladies ready-to-wear. The last known listing for Kurtz Royal Market is in the 1939 telephone directory. The 1941 city directory lists Mrs. Dora Kurtz, widow of J.F., a housekeeper and owner of the property, and Miss Wilma Kurtz, a saleslady at Rockwoods, a women's clothing store. The 1943 Sanborn map continues to show the front porch and north side porch on the rear addition.

Dora Kurtz sold the property to Coralie T. Briley on March 1, 1943, and Briley transferred it to L.W. and Chorience Kirkpatrick on January 5, 1944.

Kirkpatrick sold the property to G.W. and Alice M. Manussier on March 12, 1945. The 1952 telephone directory lists G.W. Manussier at 305 S. Avenue C. This listing continues unchanged through the 1963 telephone directory. The 1964 city directory lists Mrs. Alice M. Manussier, widow of George, living here, a listing which remains the same through the 1972 city directory.

The George Wm. Manussier estate officially transferred the property to Alice Manussier on January 12, 1972, so that she could then sell it to H. Ernest and Frances A. Lund on January 12, 1972. The 1976 city directory lists H. Ernest Lund, city assessor for Washington City, living here with his wife Frances A., a sales clerk at Gibsons, and their children Frank, born in 1957, Barbara, born in 1958, Jeanne, born in 1960, and Mary, born in 1962. They lived here until selling the property to Ken and Irene Bakehouse in 1978, who owned it until 1989.

The current owners, Robert and Theresa Roff, bought the house in November 2012.

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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)

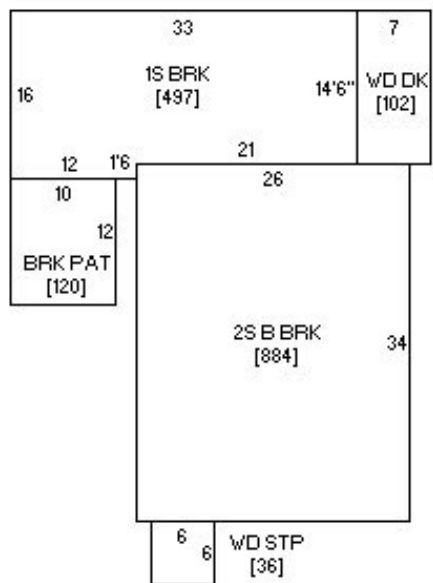


Photo from assessor's website



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Digital photographs



Photograph 92-00155-001 - House, looking southwest (December 2014)

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Photograph 92-00155-002 - House, looking northwest (December 2014)

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Photograph 92-00155-003 - House, looking southeast (December 2014)

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Photograph 92-00155-004 - House, looking northeast (December 2014)