

Iowa Site Inventory Form

State Historic Preservation Office

(July 2014)

State Inventory Number: 92-00401 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 Albert and Janet Morris House

B) Other names: West side survey map #WS-101

• Location

A) Street address: 409 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): 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:

Contributing Noncontributing

<u>2</u>	Buildings	—
—	Sites	—
—	Structures	—
—	Objects	—
<u>2</u>	Total	—

If non-eligible property, enter number of:

—	Buildings
—	Sites
—	Structures
—	Objects
—	Total

National Register status: Listed De-listed NHL NPS DOE

C) For properties listed in the National Register:

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

09A01: Front gable

Foundation (visible exterior): 06: Stucco

05A: Gothic

walls (visible exterior): 15E: Wood fiberboard

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

1868 *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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Albert and Janet Morris House
Name of Property

Washington
County

409 W. Main Street
Address

Washington
City

Narrative Description

This is a one and a half story front gable house built around 1868 on the south side of W. Main Street. The steeply pitched roof, window hoods with shoulders, and decorative entry porch reflect elements of the Gothic Revival style, popular in the 1850s and 1860s. It sits on a foundation clad in stucco (likely brick), and the house is clad with wide fiber cement board siding. The wood windows are tall and narrow and have aluminum storm / screens. The gable roof is covered with asphalt shingles. There is a one story addition at the rear of the house, and there are two dormers on the second story. On the east, there is a large shed roof dormer, and on the west is a smaller gable-roof dormer. A driveway from W. Main Street leads to a carport in front of a two car garage, both located in the southeast corner of the lot.

The façade, the north elevation, has two windows and then the entry on the right. Both windows have one-over-one-light double-hung wood sashes and a wood surround with shoulders. A modern storm/screen door has been installed in the exterior entry door opening, which retains original wood transom window and wide wood molding with shoulders. The house has a small entry vestibule with wood panels on the walls and ceiling. The interior entry door has a historic wood entry door with a full length beveled light and a wide wood surround and a fixed transom with a wide wood surround. The entry porch sits on a concrete pier foundation but has wood steps and a wood floor. The front gable porch roof is supported by octagon turned wood columns, and the railing and balusters are wood. The gable end of the porch is filled with decorative wood cut work and spindle work panel. According to the resident, there were matching verge boards on the front gable which were removed. The second story has a one-over-one-light double-hung wood window with wood surround with shoulders centered in the front gable.

The east elevation has a one-over-one-light double-hung wood window at the north end. The center has a pair of one-over-one-light double-hung wood windows. A side porch with a shed roof projects slightly from the rear section of this elevation, and it has wood steps and floor, railing and balusters. Two archways, one leading west and the other leading north, frame a small open wood porch. Under the porch roof and to the right is a small single light fixed window with wood surround, and in the east elevation of the porch wall, there is an entry with a three over four aluminum storm /screen door. The wide shed-roof dormer on the second story spans the rear two-thirds of the house. It has a one-over-one-light double-hung wood windows at the north end, then a group of three one-over-one-light double-hung wood windows in the center, and then a pair of one-over-one-light double-hung wood windows at the south end of the dormer. There are two basement windows on this side of the house, one near the front of the house, and the other just left of the pair of first story windows.

The west elevation has a decorative small single-light fixed window with a border of stain glass squares at the north end, associated with the interior entry hall. Slightly to the right of center, there is a one-over-one-light double-hung wood window. To the right at the south end of the original west side of the house, there is a pair of slightly smaller one-over-one-light double-hung wood windows with a higher than typical sill. On the second story, there is a gable-roof dormer located between the front two first story windows. It has a one-over-one-light double-hung wood window. There are two small basement

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windows on this side of the house, one slightly to the right of the first window, and the other slightly to the left of the second window.

The south elevation is covered on the first story by an gable-roof rear addition, which appears to have been built in two sections. The addition sits on a poured concrete foundation, and it has an asphalt shingle roof. The first section immediately to the south of the original house is clad in wide wood board siding that matches the house and the south portion is clad in vinyl siding. On the west elevation of the addition, there is a pair of one-over-one-light double-hung wood windows to the left on the earlier addition, and to the right of those windows on the later addition is a protruding section with a gas heater vent covered with vinyl siding. On the east, there is a one-over-one-light double-hung vinyl window just to the left of the rear entry door, and farther to the left there is a pair of one-over-one-light double-hung vinyl windows. On the south elevation, the addition has two pairs of wide one-over-one-light double-hung vinyl windows.

The carport and garage are located at the southeast corner of the lot. The carport has a fiberglass panel shed roof supported by square wood columns. The garage has a clipped front gable roof covered with asphalt shingles. It is clad with wood, and sits on a poured concrete foundation. It was likely built in the 1920s. The garage faces north with access from W. Main Street. There are two wood garage doors facing north, with two four-light windows in each garage door. There is also a wood entry door at the far right side of the north elevation. The west elevation has a wood entry door with a wood screen door on the left, and a fixed wood window somewhat right of center. The south elevation has a single fixed light wood window centered in a section of wall which has vertical wood siding. The east elevation is not visible due to a high privacy fence.

Narrative Statement of Significance

The Albert and Janet Morris House appears to contribute historically and architecturally to the potential "west side" residential historic district in Washington. The house was likely built by J.M. Denny around 1868 and then sold to the Morris family in May 1869, who lived here until 1880. J.S. Morris & Co ran the New York Store, a dry goods business, on the east side of the square by 1869. While the remainder of the block was redeveloped by the early 20th century, this house remained owned by a series of owners who continued to live in the house. The house is thus the oldest home on this block, and it is reflective of this initial period of development of the "west side" neighborhood.

Additional research on J.S. Morris & Co would be required to evaluate if the Albert and Janet Morris House may be individually under Criterion B. It appears as though the dry goods business was operated under Janet S. Morris' name, and her actual role in the business is unknown at this time. Further evaluation of the interior may reveal some architectural significance under Criterion C as an early Gothic Revival house in Washington, though the later exterior modifications likely impact its historic integrity for architectural significance.

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History / research summary of property:

This house sits on Lot 2, Block 3 of the Addition to Washington. The earliest entries in the transfer books show that this house was sold by William Auld to F.A. Shearer on March 16, 1867, who then sold it immediately to J.M. Denny on March 16, 1867. He owned it for two years and then sold it to J.S. Morris on May 27, 1869. In 1869, J.M. Denny formed a lumber company with former contractor John Huskins, and it is likely that he had this house built prior to the May 1869 sale. A house very much like this can be seen on the 1869 Bird's Eye View drawing of Washington, and in the same location. The steep gable roof style was also popular on Gothic Revival houses built in this period. The New York Store began advertising in the Washington Press in 1865, and in 1868, the ad listed the proprietor as J.S. Morris. J.S. Morris & Co are listed as a dry goods store on the east side of the square in the September 27, 1871 issue of the *Washington Press*. The same article notes that A.R. Wickersham had established a dry goods store here in 1865 and then sold it to Morris & Co in 1868. The 1870 census lists James M. Denny (age 40, born in Indiana) as a lumber merchant with \$10,000 in real estate. He lived with wife Elizabeth (37, born in Ohio). The census lists Albert Morris as a dry goods merchant (age 31, born in England) with \$5,000 in real estate. He lived in Washington with wife Jenett (age 28, born in Canada) and children Windham (10), Lloyd (8), Victor (6), and Olive (4). The older children were born in Canada while the youngest was born in Iowa, indicating the family moved here likely around 1865. The 1874 atlas of Washington show this house on Lot 3, Block 3, along with three other houses on this side of the block. The other three houses were later replaced by the early 20th century, leaving this house as the oldest house on the block.

The property was sold by Janet S. Morris and husband to Minerva Teller on May 5, 1880. The 1880 census lists him as deputy clerk in district court, age 56, and born in New York. He family included sife Minerva (age 50) , son Thomas (age 26, works in printing office), and daughter Cora (23). The 1885 Iowa census shows James B. Teller, age 61, a dry good clerk, his wife Minerva, age 55, and daughter Cora, age 28 living at Main St. 4 W, next door to the Thomas Brindley family. The Tellers moved into a new house at 321 W. Main at the end of December 1889 (state #92-00399), and sold this property on October 7, 1890, to Belle B. Brown, who sold it on November 27, 1893 to Oral K. Clapper. The 1894 city directory lists O.K. Clapper living at 405 W. Main. Oral K. Clapper and wife transferred the property to Perry Van Winkle on August 14, 1897. No listing for the house could be identified in the 1900 census.

Perry Van Winkle sold this property to W.J. Reynolds on March 30, 1903. The city directory that year names W.J. Reynolds, photographer, wife Minnie, and son Omer M. living at 409 W. Main. (photographs by Reynolds will be, part of the Iowa Site Inventory form for the Frank Stewart House, 603 W. Washington Blvd., NRHP 1987, state #92-00409).

W.J. Reynolds sold the property to John C. Little on August 23, 1906, and Little transferred it to Isabella V. Latta in August 1908 (undated transfer). The telephone directory for 1908 lists a Mrs. I.V. Latta in town, though addresses are not part of the listings in this directory.

Mrs. Latta transferred the property to G.W. Corbin on September 14, 1909. He and his wife are listed in the 1910-11 city directory as George W. Corbin, retired farmer, and his wife Margaret, at 409 W. Main.

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The 1910 census tells us that George is 59, was born in Illinois, and Margaret is 63 and born in Iowa. The same information is given in the 1920 census, although their ages are now George, 78 and Margaret, 73. In 1917, the Washington county directory lists George W. Corgin, retired farmer, and his wife Margaret. The 1926 telephone directory names Mrs. G.W. Corbin at this address. The 1931 Sanborn map appears to show the current garage, likely built by the Corbin family in the 1920s. The 1930 census lists Margaret Corbin (age 83) with daughter-in-law Elizabeth Corbin (age 48) and granddaughters Nita (20) and Margaret (19). The house is valued at \$6,000. Mrs. G.W. Corbin appears again in the 1932 telephone directory at 409 W. Main. In the 1935 city directory, the listing at this address is for Elizabeth Corbin (widow A.J.) and Margaret Corbin (widow G.W.).

By 1941, the city directory lists Mrs. Elizabeth Corbin, widow of Andrew as housekeeper, and Miss Nita Corbin. In 1941, Elizabeth Corbin and daughter Nita remodeled their home at 409 W. Main St to create a large apartment on first story and smaller apartment on the second story. The first story rooms were rearranged. The upstairs extended on the side for the apartment with kitchenette and dinette. A photograph of the house was then included in the *Evening Journal* in February 1942 ("Much Remodeling of Town Houses in Past Year," *Evening Journal*, February 26, 1942, 41)

Though the Corbin family continued to own the house until 1968, the 1954 city directory lists the residents here as John Phleger, sup't of schools, and at 409½ W. Main, Richard Young. The 1964 city directory lists Richard D. and Beverly J. Young living here with their children Michael, Martin, and Susan. The house is listed as vacant in the 1967 directory. A transfer occurred on April 6, 1967 from the G.W. Corbin estate, subject to the life estate of Margaret Corbin, deceased, to Nita Corbin and Margaret Corbin Vogel. In October 1967, the Nita B. Corbin estate transferred the property to Margaret C. Vogel.

The following year, on August 29, 1968, Margaret C. Vogel and husband transferred the property to Marion M. Swanson and wife for \$8,000. The 1969 city directory identifies the occupants as Cathryne Caldwell at 409, and Mrs. Blanche H. Jensen at 409½. Cathryne Caldwell, a secretary at the Day, Meeker, and Bates law firm, continues to occupy the 409 address through 1976, but the 409½ address's occupant changes to Helen Rynor, widow of Paul H., in the 1972 and 1976 directories. Swanson sold the property on May 16, 1975 to John C. and Neva J. Crawford for \$23,000. The current owner, Jing Wang, purchased it from the Crawford estate.

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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)

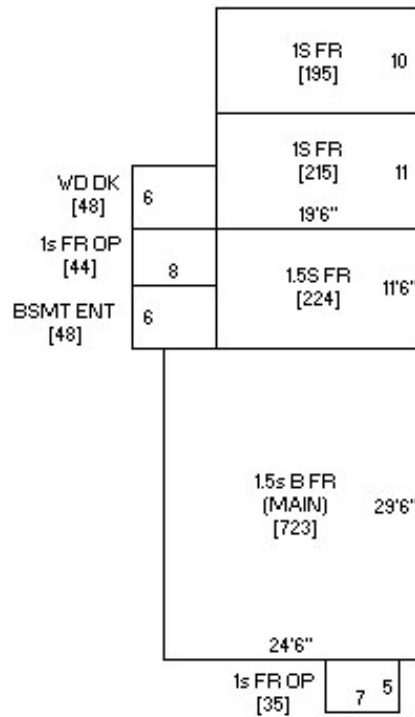


Photo from assessor's website



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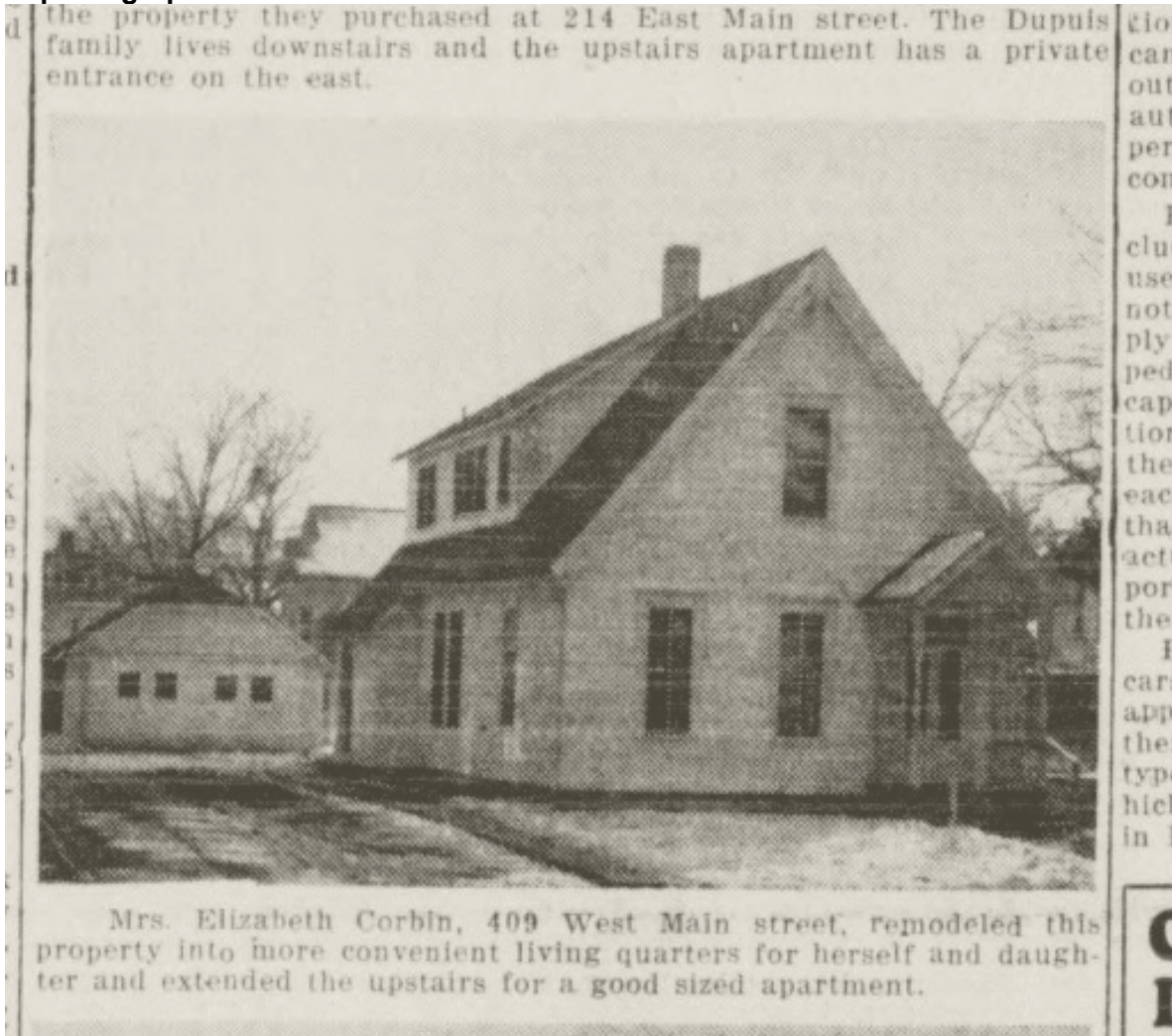
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Historic photograph



Evening Journal, February 26, 1942, 41

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Digital photographs



Photograph 92-00401-001 - North (front) and west elevations, looking southeast (December 2014)

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Photograph 92-00401-002 - North (front) and east elevations, looking southwest (December 2014)

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Photograph 92-00401-003 - West and rear (south) elevations, looking northeast (December 2014)

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Photograph 92-00401-004 - Garage, looking northeast (December 2014)