

Iowa Site Inventory Form

State Historic Preservation Office

(July 2014)

State Inventory Number: 92-00430 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 William A. and Sarah J. Wilson House

B) Other names: West side survey map #WS-017

• Location

A) Street address: 302 S. Avenue D

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): 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: Metal / 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

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: July 22, 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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William A. and Sarah J. Wilson House
Name of Property

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Narrative Description

This is a two-story frame Queen Anne house on the southeast corner of the intersection of W. Jefferson Street and S. Avenue D. The house faces S. Avenue D to the west, and it sits on a cut stone foundation. It is clad with aluminum siding. The combination hip and cross gable roof is covered with asphalt shingles. There is a curved wraparound porch on the west (front) and north sides of the house. The house exhibits several other Queen Anne features, including a tower at the southwest corner, bay windows, oriel window, decorative windows, and asymmetrical massing. The windows are wood with aluminum surrounds and storm / screens. The rear wing of the house is one and a half stories in height, and it has an enclosed back porch facing south. At the southeast corner of the lot there is a two car frame garage with access from South Avenue D.

The façade, the west elevation, has four sections. A protruding two-story bay window sits to the left/north of center, and it is wrapped by a curved front porch, which begins at the tower at the right/south side, extends across the facade to the northwest corner of the house, and then wraps around and extends along the north side to the north bay window. The porch has wide wood steps at two locations, near the left/northeast end of the porch and at the right/southwest corner in front of the tower. The porch is all wood, with turned wood columns with square bottoms, a wood railing with spindle work between the railing and the wood balusters, and decorative corbels at the top of each porch column. The porch ceiling is wood beadboard with decorative battens in the curved area. Above the front steps, there is a triangular pediment with spindle work and applied decorations. At the far left/northeast end of the porch, an entry with a historic wood door with a window in the upper half is located. At the right/southwest end of the porch, there is the main entry. The historic wood door has a window in the upper portion of the door, which has a perimeter of small beveled glass panes surrounding a larger central beveled window, and below the window there are asymmetrical inset panels. Both doors have original hardware and aluminum storm doors. The protruding two-story bay window that defines the facade has a cottage style window on both the first and second stories, and narrow one-over-one-light double-hung wood windows in each of the angled walls of the bay on both the first and second stories. The west gable above the bay window has an attic window with decorative muntins and stained glass, and wood brackets at each end of the gable. There are also ball finials below the corners of the gable. The tower has the main entry as noted on the first story, which enters into a small vestibule that extends into the porch. The south wall of this vestibular has a decorative wood window. On the second story of the tower, there is a double-hung wood window with a decorative top sash. The tower appears to have a flat roof, with decorative wood brackets at the corners on each side. The small section of the main section of the house just to the right of the tower is somewhat recessed, and it has a fixed wood stained glass window on the first story which has a higher sill than most windows in this house.

The north elevation faces W. Jefferson Street, and it has three sections, divided by the center two-story gable-roof section. The right/west/front section is the north side of the west gable-roof section. There is a one-over-one-light double-hung wood window within the porch on this section. The center gable-roof section has a cottage style window with a transom with a perimeter of small stained glass panes around a clear central pane. Two narrow one-over-one-light double-hung wood windows flank the cottage window. Above this group of first story windows, the second story has a square oriel window with a

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similar grouping of windows. There is a cottage style window with regular transom flanked by two narrow one-over-one-light double-hung wood windows. The oriel is supported by a series of large and small decorative brackets. At attic level, there is a decorative stained glass window that matches the one on the façade. The third/left/east section of the north elevation is the side of the rear wing of the house, a one-and-one-half-story gable-roof section. There is a one-over-one-light double-hung wood window centered in the wall of the first story of this section. There are two basement windows on the north elevation, one below the second section and the other below the third section's window, and both windows are closed with plywood.

The south elevation is composed of the side of the front section, the south side of the tower, the south bay window, and the side of the rear section. The first/front section has a one-over-one-light double-hung wood window on the house, and the small entry vestibule within the porch, as noted previously. To the right is the tower, which has no windows on the south side. The third section is a two-story bay window, which protrudes past the tower. It has a wide one-over-one-light double-hung wood window on the first story, and a cottage style window on the second story, with narrow one-over-one-light double-hung wood windows on the angled side walls on both stories. There is one basement window below the bay window. At attic level, in the south gable, there is a fixed decorative stained glass window, which matches the one on the façade. Toward the rear of the house, the fourth/rear section has a one-story enclosed shed-roof porch, obscuring the south elevation. This is noted as an open porch on the 1931 and 1943 Sanborn maps. The south elevation of the porch has two fixed wood windows on the left, and a centered entry with an aluminum storm door. Just to the right/east of the entry, there is a tall narrow fixed window, and immediately beside it to the right/east, there is a ground level entry with an aluminum storm / screen door. The west elevation has a fixed wood window, and there are no windows on the east elevation of the porch.

The east elevation, the rear of the house, is the rear of the one-and-one-half-story portion of the house. It has a small vinyl sliding window on the left, and a one-over-one-light double-hung wood window on the right/north. Centered in the gable on the second story, there is a four-over-four-light double-hung wood window. There are two basement windows at the rear of the house, one below each of the first story windows.

There is a hip-roof one-story garage that sits at the southeast corner of the lot, with a driveway to the west to Avenue D. The assessor lists a construction date of c.1960. The garage is clad in grooved wood siding. Two single-car garage doors are found on the west elevation. The north elevation has a pedestrian door at the east end, and two four-light windows to the west. No fenestration is found on the south or east elevations.

Narrative Statement of Significance

The William A. and Sarah J. Wilson House appears to contribute historically and architecturally to the potential "west side" residential historic district in Washington. The Queen Anne house was built in the late 1890s during the period of development of the neighborhood with large homes for successful businessmen and retired farmers. This house was built for William A. Wilson, who ran the telephone

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company in this period with his brother-in-law S.D. Robinson. Though clad in aluminum siding, the house retains several characteristic features of the Queen Anne style, including asymmetrical massing, tower, bay windows, and decorative porch.

The house may be individually eligible for listing on the National Register of Historic Places under Criterion B for its association with W.A. Wilson or under Criterion C for its architecture. Further research and evaluation of the interior integrity would solidify these determinations. The cladding in aluminum siding impacts listing under Criterion C; if the siding would be removed and original wood restored/repared, the house will likely be eligible as an excellent example of the Queen Anne style under Criterion C.

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

Lots 3 and 4 in Block 5 were sold by William R. Vanatta to S.H. Brake on November 26, 1866. The 1869 birds-eye view does not show a house here, but a house was located on Lot 4 on the 1874 atlas. A referee deed awarded Lots 3 and 4 to Hugh Smith, who owned lots 1 and 2 on this block as well, on March 4, 1882. He lived in the brick house at the east end of the block. 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, and Sarah B., age 23, a milliner, and also a son William H., age 21 and working as a teamster. In 1884, Sarah (Sadie) Smith married William A. Wilson. Hugh Smith then sold Lot 4 to Sadie B. Wilson on January 15, 1886. She then sold it to E.G. and Mary Norton on November 3, 1887. Nortons sold it to H.M. Gray on January 14, 1890. Hugh Smith then again acquired Lot 4 from Nortons and Gray on October 16 and 17, 1890. He died in 1891. Lot 4 was then the subject of a dispute involving Lots 1, 2, 3 and 4 of Block 5 in the Addition to Washington. On September 20, 1893, referees J.T. Anderson, Wm. A. Cook, and Frank Stewart awarded Lot 4 to daughter Sarah J. (Smith) Wilson. The other three lots were awarded to his daughter Belle Smith.

The 1894 atlas shows lot 4 as vacant. The 1894 city directory has no listing for this address as well, but the 1895 Iowa census shows William A. Wilson, age 43, a hardware merchant, and his wife Sadie B., age 37 living near the John Morton family (414 W. Jefferson). During this period, Wilson worked for the telephone company with brother-in-law Leander D. Robinson. Leander Robinson had married Catherine Smith in 1880, four years before Wilson married Sarah (Sadie) Smith. In 1898, the two men bought the company. According to Burrell's *History of Washington County*, the local telephone company was formed in 1894 by Thomas Dupuis, L.D. Robinson, and D.H. Logan, and construction began in June of that year. Three years later, W.A. Wilson and L.D. Robinson purchased all the stock in the company and began to rebuild the system, installing poles, new office equipment, and three thousand feet of cable. By October of 1897, they were building toll lines to eleven of the main towns in the county, and by October 1899, they had connected all the towns. The 1900 census identifies the family as William A. Wilson, age 47, home owner with no mortgage, and his wife Sarah J., age 42. Wilson lists his occupation as Secretary of the Telephone Company. Although no addresses are given, the listing is between Lee Robinson and Mattie Montgomery, both known to be living near this intersection. The 1903 city directory lists W.A. Wilson, proprietor of a telephone exchange, living at 302

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S. Avenue D with wife Sadie B. The 1910 census lists William A. Wilson, head of the household, age 58, and his wife Sarah, age 53, living at 302 S. Avenue D. In the 1910-11 city directory, the listing includes information that he is a retired telephone man, and his wife is Sadie B. Wilson. The 1917 county directory lists W.A. Wilson, retired, living with his wife Sadie B. at this address. It is unknown at this time why his wife is sometimes referred to as Sarah J. and other times as Sadie B, but Sarah J. Wilson is the name on the deeds from 1893 and 1919.

Sarah J. Wilson transferred the property to R. Sherm White on August 7, 1919. The 1920 census lists Mrs. Sherm White, head of the household, age 51, and her daughter Opal, age 16, living here. She has no occupation listed. There is no listing for Whites in the 1926 telephone directory.

R. Sherm White and wife transferred the property to the W.W. McFarland estate on September 12, 1930, and then to E.O. Newell, administrator, on November 31, 1935. The city directory for that year lists Mrs. Sadie McCarty, widow of R.H., living at 302 South Avenue D. Also listed at this address are Fred K. Stagleader, an employee at Iowa Southern Utilities Company, and his wife Edith, a waitress at the Diamond Inn. Neither McCarty nor Stagleader are listed in the 1938 telephone directory.

May McFarland, et al sold the property to Dora Tracy on September 16, 1939. The 1940 census lists Ray C. Tracy, head of the household, home owner of a property worth \$3500, age 57 and working as a salesman in a department store. His wife Dora, age 54, is the owner of a tourist home, and their daughter Thelda is 23 year old and single.

Dora Tracy transferred the property to Ina L. McDowell on March 12, 1941. The 1941 city directory lists McDowell's Tourist Home at 302 S. Avenue D, and Mrs. Ina L. McDowell owner of the property.

On May 9, 1951, Thea M. Holt, widow, sold this property to Eva M. Robertson. The telephone directories from 1952 through 1962 list Mrs. Ralph Robertson living at this address. The 1964 city directory lists Mrs. Eva M. Robertson, widow of Ralph J. Robertson, and the same listing continues through the 1976 city directory. Her heirs sold the property in 1977.

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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)

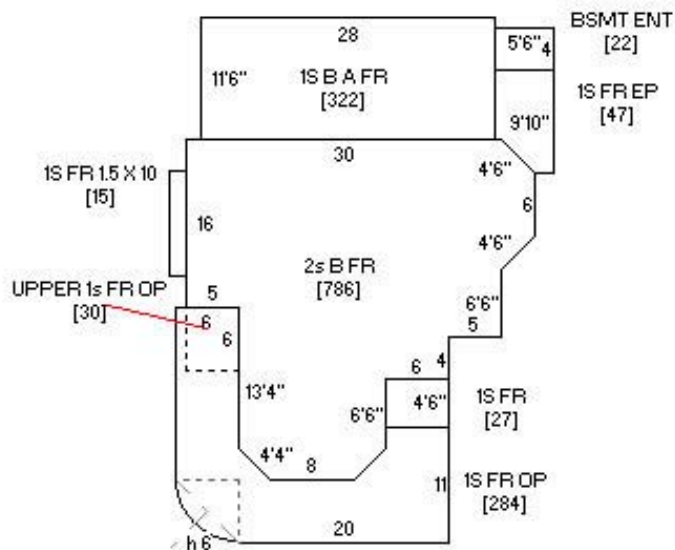


Photo from assessor's website



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Digital photographs



Photograph 92-00430-001 - House, looking northeast (December 2014)

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Photograph 92-00430-002 - House, looking southeast (December 2014)

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Photograph 92-00430-003 - House, looking northwest (December 2014)

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Photograph 92-00430-004 - House, looking southwest (December 2014)

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Photograph 92-00430-005 - House, looking east (December 2014)