

Iowa Site Inventory Form

State Historic Preservation Office

(July 2014)

State Inventory Number: 92-00403 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 Thomas and Susan Wheelan House

B) Other names: West side survey map #WS-103

• Location

A) Street address: 421 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): 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>1</u>	Buildings	<u>1</u>	Buildings
<u>—</u>	Sites	<u>—</u>	Sites
<u>—</u>	Structures	<u>—</u>	Structures
<u>—</u>	Objects	<u>—</u>	Objects
<u>1</u>	Total	<u>1</u>	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

01C05: Domestic / garage

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

A) Architectural Classification

07E02: Craftsman

B) Materials

Foundation (visible exterior): 10A: Concrete block

walls (visible exterior): 15F: 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 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

1922 *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 8, 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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Thomas and Susan Wheelan House
Name of Property

Washington
County

421 W. Main Street
Address

Washington
City

Narrative Description

This is a two story frame Craftsman house built around 1922 on the southeast corner of the intersection of W. Main Street and S. Avenue D. It sits on a plain concrete block foundation, and it is clad with vinyl siding. The side gable roof is covered with asphalt shingles, and it has wide eaves that are supported by triangular wood brackets common to Craftsman houses. There is a full Craftsman front porch, and there is a shed roof dormer on the roof. The windows have been replaced with vinyl windows, which appear to likely match the historic style. There is a two car frame garage at the south edge of the lot with access from the side street, S. Avenue D. In addition, there are two small wood sheds, one located southeast of the rear of the house, and the other near the southwest corner of the lot, next to the side street and the driveway.

The house faces W. Main Street to the north. The Craftsman front porch that spans the front of the house has three tapered wood columns sitting on rusticated concrete block piers. The shed roof is covered with asphalt shingles, and the railing and balusters are wood, as is the vertical grating below the porch. Wood steps with wood railings lead up to the porch, which has a wood floor. The centered entry has a historic wood door with three full height beveled windows and an aluminum storm / screen door. To the left/east of the entry is a wide six-over-one-light double-hung vinyl window. To the right of the entry is another wide six-over-one-light double-hung vinyl window. The second story has a five-over-one-light double-hung vinyl window on either side. Both these windows are located above the first story windows. In the center of the second story, there is a small three vertical light vinyl window with a sill higher than typical for this house. At the attic level, centered over the front door, there is a wide shed roof dormer with a group of three four-light double-hung vinyl windows.

The east elevation is divided into three sections by a centered square bay window. The bay window only projects slightly from the wall surface, and it appears to be associated with interior stairs. At the ground level in the bay window, there is a steel entry door with a window in the upper half of the door. Between the first and second story, there is a five-over-one-light double-hung vinyl window. The shed roof has wide eaves and asphalt shingles. The section to the right/north of the bay window, closest to the street, has a five-over-one-light double-hung vinyl window on the first story and a matching window on the second story. The section to the left/south of the oriel has a two small single-light casement windows with a higher sill than typical for this house. At the attic level, there is a pair of vinyl windows centered in the gable. The window to the left is a four-light fixed window, and the one on the right is a four-over-one-light double-hung window. There are five typical Craftsman style wood brackets supporting the roof located at intervals along the edge of the gable, including one at the peak. There are three basement windows on this side of the house, each with three lights. One is located to the right/north of the bay window, and two more are located to the left of the entry door.

The west elevation faces the side street. The front half has a five-over-one-light double-hung vinyl window. There is a matching five-over-one-light double-hung vinyl window above it on the second story. The rear/south half has a square oriel window with a shed roof with wide eaves. It has three smaller three-over-one-light double-hung vinyl windows. Above the oriel is a five-over-one-light double-hung vinyl window. At the attic level, there is a pair of vinyl windows centered in the gable. The window to the right is a four-light fixed window, and the one on the left is a four-over-one-light double-hung

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Address	City

window. There are five typical Craftsman style wood brackets supporting the roof located at intervals along the edge of the gable, similar to the east side. There are two basement windows on this side of the house, each with three lights and located under the two first story windows.

The south elevation, the rear of the house, had a one story shed-roof addition on the east half of the house. It has a wood deck across the width of the addition which extends about a foot past the east (right) side of the house. Wide wood steps lead down to the ground. The addition sits on a concrete block foundation. There is an aluminum storm / screen door on the left side of the south side of the addition, and there is a pair of one-over-one-light double-hung vinyl windows to the right of the door. To the left of the addition, toward the side street, there is a five-over-one-light double-hung vinyl window. On the second story, there is a five-over-one-light double-hung vinyl window above the first story window on the left/west half, and a smaller four-over-one-light double-hung vinyl window with a somewhat higher than typical sill which located on the right/east half. There is a three light basement window below the west first story window, and another matching basement window under the deck.

The two and a half car frame garage sits on a poured concrete foundation, has T-111 siding, and asphalt shingles on the side gable roof. The assessor lists a construction date of 1973. There is a double aluminum garage door facing west, toward the side street. The north elevation, facing the house, has an entry at the far left end of the wall, and a small one-over-one-light double-hung vinyl window toward the right side of the elevation. The east elevation has two small one-over-one-light double-hung vinyl windows evenly distributed across the wall. The south elevation facing the alley has no fenestration. The garage is counted as non-contributing on the property.

The wood building located along the east property line is a typical garden shed with T-111 siding, asphalt shingles on the front gable roof, and a wood crossbuck double door facing west. There are no other fenestrations on this building. The small wood structure near the side street and driveway is a playhouse sitting on a poured concrete foundation. It has plywood siding, a plywood door facing east, and asphalt shingles on its front gable roof. There are two small one over one light double hung vinyl windows, one on the north side and the other on the south side. Two square wood columns support the roof on the east, creating a tiny front porch outside the door. Neither of these buildings are tabulated in the property count.

Narrative Statement of Significance

The Thomas and Susan Wheelan House appears to contribute historically and architecturally to the potential “west side” residential historic district in Washington. The house was built around 1920, significant within this later phase of development for the historic district. Thomas Wheelan, a prosperous farmer, built this home as he moved his family into Washington. Though the house has been clad in vinyl siding and has replacement windows, the overall form and design of the house is clearly intact. Additionally, it retains key historic features such as the Craftsman front porch, wide eaves with brackets, and shed-roof dormer.

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The Thomas and Susan Wheelan House does not appear individually eligible for listing on the National Register of Historic Places under Criteria A, B, and C. The replacement of the windows and siding has impacted the historic integrity of the house for individual listing.

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

The Sanborn fire insurance maps from 1909 and 1917 show a smaller, earlier house on this lot, replaced by the current house by the 1931 map. This earlier house was owned by F.W. Brindley (owner/resident at 403 W. Main) and then Alma Brindley. The property changed hands three times between 1910 and 1920, with Alma Brindley selling it to Charles and Mary T. Brewer on June 30, 1919. On February 26, 1920, the Brewers sold the property to Thomas Wheelan, a farmer living in Cedar Township of Washington County. The 1920 census listing has the Wheelan family living on W. Main: Thomas Wheelan, age 59, with no employment, as home owner and head of the family; Susie, his wife, age 56, and two children; Clarence, age 20 and employed as a farm laborer; and Rose, age 14. Assuming that the house was built immediately upon the purchase by Wheelans, the house would have been built in 1920. It is possible that it was built a few years later. The assessor lists a date of 1922, and this date has been utilized. Newspaper articles were not identified to confirm a construction date. The 1926 telephone directory lists George Wheelan at 421 W. Main St. The 1930 census lists Thomas A. Wheelan, age 78, and wife Susie, age 66. Neither have an occupation, and the house is valued at \$10,000. The house appears on the 1931 Sanborn map, and the 1932 telephone book lists Thomas Wheelan at 421 W. Main. The 1940 census records identify the residents as Thomas Wheelan, age 79, his wife Susie, age 76, and a niece, Margaret Haney, age 59 and a widow. The 1941 city directory lists Thomas Wheelan, a retired farmer (Susan), and Mrs. Margaret Haney (wid) hskpr.

Both Mr. and Mrs. Wheelan died in 1943, and the property was transferred to Mattie McAvoy on Oct. 30, 1943. On February 25, 1945, she sold it to F.M. And Margaret T. Malin. On March 20, 1950, Margaret Malin added her daughter's name to the deed, and less than a month later, on April 13, 1950, they transferred the property to Harry and Birdie M. Mayo.

The property was sold by the Mayos on August 20, 1952, to Anna Sheets. The city directory in 1954 lists Anna Sheets, Wilmer Sheets, and Miss Laretta Chopick living at 421 W. Main, and subsequent telephone directories in 1954 through 1962 list Anna Sheets (widow Ross) and Wilmer Sheets at 421 W. Main.

Conservators for Anna Sheets transferred the property to Lester L. and Rose Mary Worley on July 19, 1965. The Worley family is listed in the 1967 city directory as Lester L. and Rose Mary Worley, 421 W. Main. He is a partner at Worley's Gulf Station and manager of the Continental Trailways bus depot, and she is guidance secretary at Washington High School. Children are Diane, born '50, LaVon, born '51, Lester, born '54, and Deborah, born '59. They are listed again in the 1969 city directory with the same information except Mr. Worley is working at Worley's Cities Service. By the 1972 city directory, Lester is owner of Worley's Gulf Station, Rose Mary is not working, and Diane and LaVon are listed as students.

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Washington Gazette, January 6, 1893

Twentieth Anniversary Edition, *Evening Journal*, April 26, 1913

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Souvenir Edition of Washington Centennial, *The Evening Journal*, August 1939

Sixtieth Anniversary Edition, *The Washington Evening Journal*, February 27, 1953

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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)

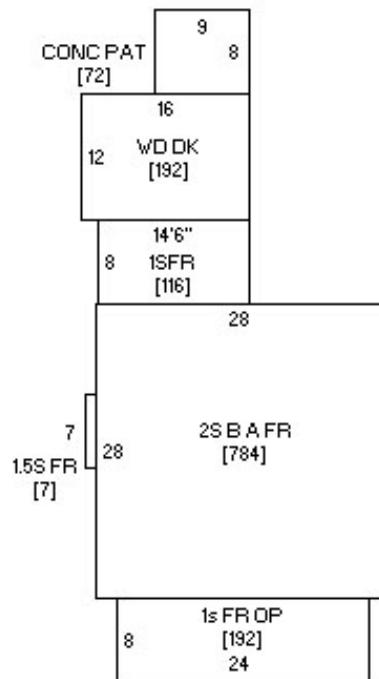


Photo from assessor's website



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Digital photographs



Photograph 92-00403-001 - House, looking southwest (December 2014)

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Photograph 92-00403-002 - House, looking southeast (December 2014)

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Photograph 92-00403-003 - House, looking northwest (December 2014)

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Photograph 92-00403-004 - Garage, looking southeast (December 2014)