

# Iowa Site Inventory Form

State Historic Preservation Office

(July 2014)

State Inventory Number: 92-00734  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 Dayton H. and Irene Ballard House

B) Other names: James D. and Cora Glasgow House, West side survey map #WS-018

● **Location**

A) Street address: 215 S. 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): 4 Lot(s): N 1/2 of Lots 7 & 8

● **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>	<b>Total</b>	—	<b>Total</b>

**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**

05: Late Victorian

Foundation (visible exterior): 04: Stone

09A01: Front gable house

walls (visible exterior): 02: Wood / weatherboard

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*

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: August 3, 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:**

- Map** of property's location within the community.
- Glossy color 4x6 photos labeled** on back with property/building name, address, date taken, view shown, and unique photo number.
- 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.**
- 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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**Narrative Description**

This is a one-and-one-half story gable-front frame house on the west side of South Avenue C. The house sits on a stucco-clad stone foundation, and it has narrow wood weatherboard siding. The gable roof is covered with asphalt shingles, and there is a historic brick chimney near the center of the house. There are two large gable-roof dormers on the second story, one facing south and the other facing north. There is a full front porch, and a square one story bay window on the south side of the house. The windows on the first story are wood with aluminum storms/screens, and the second story has mostly vinyl windows with no storm windows. There is a two-story addition at the rear of the house, and an enclosed two story rear porch. A large frame storage building is located at the northwest corner of the lot along the alley.

The façade, the east elevation, has a full front porch reached by a set of wood steps at the right/north end of the porch. It has a wood floor and square wood railings and balusters. Square fluted wood columns support the low hip roof, and the columns sit on rusticated concrete block piers. The porch appears to date to the 1910s, though Sanborn maps show it extending around the northeast corner and along the north side as well. The entry is located in the right/north bay of the house, and it has a historic wood door with a window in the upper half and applied wood decoration around the window and wood panels below the window. There is a transom above the entry. It also has a wood screen door with spindle work across the center of the door and at opposite corners of the upper and lower screen sections. To the left of the door, there are two tall four-over-four-light double-hung wood windows. On the second story, there are two evenly distributed single-light wood windows. Below these windows there are lines in the siding, indicating earlier windows in these locations were taller.

The south elevation has two sections, the side of the main section of the house and the side of the rear addition. On the right/east/front, there is a tall four-over-four-light double-hung wood window. To the left/west, near the west corner of the original house, there is a square bay window with a hip roof and pairs of wood brackets at each corner of the bay window. The two shorter sides of the bay window have one-over-one-light double-hung wood windows, while the larger center section of the bay window has a cottage-style window with geometric stained glass in the transom. The panels below the windows are wood beadboard. Centered on this section of the house, there is a large gable-roof dormer that is flush with the lower wall, and it has two pairs of one-over-one-light double-hung vinyl windows. The south elevation of the rear two-story addition has a one-over-one-light double-hung vinyl window on the first story, and another one-over-one-light double-hung vinyl window above it on the second story.

The north elevation is likewise divided into two sections, the side of the main section of the house and the side of the rear addition. On the left/east but near the center of the first story of the main section of the house, there is a ground level entry with a wood door with a window in the upper half of the door and a storm door which matches the front porch screen door, but has a layer of plexiglass instead of screen. To the right/west of the door, evenly distributed on the remainder of this section, there are two tall four-over-four-light double-hung wood windows. A large gable-roof dormer is also found on the second story on this side, flush with the lower wall. The dormer has two pairs of one-over-one-light double-hung vinyl windows. There are two basement windows on this side of the house, both covered with wood. The north elevation of the addition is obscured by the two-story enclosed porch. The

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enclosed porch has an entry with an aluminum storm / screen door at the far left/east side of the porch on the north elevation. There is a pair of one-over-one-light double-hung wood windows to the right of the entry.

The rear of the house, the west elevation, is the two-story frame addition, which is somewhat taller than the main body of the house. The addition sits on a rusticated concrete block foundation, the siding is narrow wood weatherboard, and the gable roof is covered with asphalt shingles. The addition has a two story enclosed rear porch on the north, which has a concrete clad foundation. Sanborn maps indicate an open porch along the north side through 1943, which was then enclosed. There is a seam in the siding on the west elevation which may indicate the second story of the porch was enclosed after the first story. The west elevation of the porch has a larger one-over-one-light double-hung wood window. The east elevation of the porch has another larger one-over-one-light double-hung wood window. The second story of the porch has no fenestrations except a small jalousie window near the top of the east wall. The west elevation of the main rear addition has two one-over-one-light double-hung vinyl windows toward the left of center, with a taller ghost window to the right/south. On the second story, there is a one-over-one-light double-hung vinyl window above the second first story window and nearly centered below the peak of the gable. There is a basement window with a wood screen toward the left side of the rear of the house.

A one story frame outbuilding sits to the northwest of the rear of the house. It has no visible foundation, is sided with board-and-batten wood siding, and the hip roof is covered with asphalt shingles. There is a door made of board and battens also at the northeast corner of the building, facing east. The north elevation has a board and batten half door at the northwest corner of the building (such as for a horse). The west elevation has a centrally located window filled with wood boards, and the south elevation has two more windows filled with boards. Assuming this is the building constructed between the 1917 and 1931 Sanborn maps, then it was likely built in the early 1920s for the Glasgows.

**Narrative Statement of Significance**

The Dayton and Irene Ballard House appears to contribute historically and architecturally to the potential "west side" residential historic district in Washington. The house was built during the early period of development of the neighborhood, which was characterized by smaller first generation houses. This house appears to date from this period, retaining the simple gable-front form, four-over-four-light double-hung wood windows, wood siding, and bay window. The 1920s porch reflects a typical update to houses in this period, found throughout the neighborhood on all sizes and types of houses.

The house may be individually eligible for listing on the National Register of Historic Places under Criterion B for its association with James D. Glasgow. Additional research on Glasgow and evaluation of the interior of the house would be needed to solidify this determination.

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

D.H. Ballard purchased Lots 7 and 8 from the Independent School District of Washington on September 14, 1867. Ballard and his wife Irene took out a mortgage for \$250 from the Home Insurance Company on September 5, 1868. The 1869 Bird's Eye View drawing of Washington shows a one and a half story front gable house at this location, similar to the current house on this lot. The 1870 census lists Dayton H. Ballard, a hardware merchant, age 35, his wife Irene, age 30, and children Luella, age 12, John G., age 9, and Mary O., age 6. Dayton's sister, Jane A. Ballard, had previously married Dr. A.W. Chilcote in Indiana and moved to Washington. By the 1880 census, Ballards were living in Hastings, NE, though they later returned to Washington and were listed in the 1900 census with Jane A. Chilcote residing with them.

C.V. McClellan and her husband J.S. McClellan purchased property described as the north half of Lots 7 and 8 on September 1, 1870 for \$400. Ballard's mortgage was released on January 25, 1871 by the secretary of the Home Insurance Company, D.H. Ballard himself, and signed by the president of the company, J.H. Wilson. Ballard later sold the south half of the lots in 1873. The 1874 Atlas of Washington map shows a rectangular house similar to the house on the 1869 map.

McClellan, acting under a decree of foreclosure, sold the property to G.A. Garretson on February 27, 1874 for \$1,000. The 1880 census finds Garret A. Garretson, a wholesale grocer, living on Fifth Street in Muscatine, Iowa. He is 53 years old, and lives with his wife Elizabeth A., age 57, his son Frank D., age 24, a wholesale grocer, his daughter-in-law Mary A., age 21, a granddaughter Virginia, age 1, another daughter Kate Kauffman, age 21 and married; a son George G., age 18, who work in a planing mill; a daughter Jennie B., age 15; and a son Fred, age 11.

Garretson transferred the property to Cyrus Beard on December 29, 1877 for \$1,600. Beard and his wife Nora E. sold the property for \$1,200 to S. R. Palmer on August 19, 1878. Palmer was a farmer living near Washington. He kept the property two years.

On May 19, 1880, Palmer sold the property to Mary A. Cowden, who is listed in Washington in the 1880 census at age 57 as the head of the household. Her step-son Harry, age 22, is single and a farmer, her step-daughter Bessie M. is 18, single, and a teacher, and her daughter Ollie L. Holcomb, also 18, is not working. She is living somewhere in the vicinity of South Street, now W. Madison Street. In the 1885 Iowa census, Mary Cowden, age 62, is living near Jefferson Street with her daughter Ollie L. Newcomb, age 22.

Mary Cowden died, with two underage nieces among heirs. After several legal proceedings, the property was ordered sold and the proceeds put in trust for the girls. The girls' guardian was James D. Glasgow, a druggist. Following the court ruling, Glasgow resigned his position as guardian and purchased the property from J.M. Lytle, whose possession of it had become part of the court proceedings. He purchased the property for \$1,500, a price pre-arranged by the court, on May 24, 1895. On July 13, 1895, Glasgow and his wife took a mortgage for \$1,000 with Washington Loan and Building Association. They secured another loan from the same bank on April 8, 1898 for \$200. The *Washington Gazette*, January 6, 1893, page 6, noted that J.D. Glasgow was the proprietor of the north

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side drug store. He had worked with A.A. Rodman for five years and then bought the store in the fall of 1891. The 1900 census lists the family as James D. Glasgow, age 34, head of the household and home owner with a mortgage, and who lists his occupation as traveling jewelry salesman, his wife Cora A., age 34, and two nieces, Vera Rogers, age 12, and Cicil Rogers, age 9. Glasgow transferred ownership of the property to his wife, Cora Glasgow, on January 28, 1902. The 1903 city directory lists J.D. Glasgow, druggist, living at 215 S. Avenue C. On March 8, 1904, Glasgow took another mortgage from Washington Loan and Building Association for an additional \$600. This may be when the two shed-roof dormers were added to the house in order to make the upstairs more spacious. The 1909 Sanborn map, the first one to show the block, has a similar house on this lot, except the rear section is one story. The house has a full front porch, a south side bay window, and a side porch on the north of the rear section of the house. There is a two-story barn with a one-story east section, at the northwest corner of the lot.

The 1910 census lists James D. Glasgow, head of the household, a home owner with a mortgage, age 45 and working at the railroad yard, living at 215 S. Avenue C with his wife Cora A., age 43. The city directory for 1910-11 describes the family as James D. Glasgow, retired druggist, and his wife Cora A. living at this address. In May 1913, the bank released two mortgages as paid in full, and Glasgow immediately signed a new loan for \$12.00 to pay a mechanic's lien to A.H. Wallace, lumberyard owner. In 1914, he repays the outstanding mortgages by signing a new one with Charles W. Stewart for \$1,600. The 1917 Sanborn map shows the entire house as two stories, and a wraparound porch on the east and north sides of the house, and the barn now is noted as one-and-one-half stories. The 1917 county directory lists J.D. Glasgow, county clerk, and his wife Cora living at 215 S. Avenue C. In 1920, the census identifies James D. Glasgow living at 205 South Avenue C with his wife Cora A. He is 55 years old, and Cora is 54, and he is working as county clerk. Christine Schneider, a high school teacher, age 47, is listed as a lodger. On May 12, 1922, the last of the earlier mortgages was paid in full and released. By January 1925, Glasgow has a new mortgage from Washington Loan and Trust Company for \$1,600, and on April 24, 1926, he secures another larger mortgage for \$2,000 from a private individual. Sometime between the publication of the 1917 Sanborn map and the 1931 map, the barn is removed and a garage is built closed to the rear of the house. The front porch in 1931 is still a wraparound porch, extending further to the rear/west on the north side. Interestingly, the 25<sup>th</sup> anniversary edition of the *Evening Journal* on April 3, 1926, page 37 (E) notes that the city slogan – “Cleanest City in Iowa” – originated under Mayor J.D. Glasgow (1911-16). The slogan was used on letterhead and on markers coming into town, indicating pride in the clean town. James D. Glasgow died on April 22, 1926.

Cora (Rogers) Glasgow transferred the property to Vera Rogers Bailey and Cecil R. Shields on March 17, 1927. The 1930 census identifies the family living at 215 S. Avenue C as Claude O. Davis, age 25, who is renting the house for \$25 a month. He is a salesman at a hardware and implement store. His wife Blanche is also living here, as is their daughter Isabelle, age 20 and a grade school teacher. J.A. Bailey et al. sold their interest in the property back to Cora A. Glasgow on July 21, 1933. The 1935 city directory identifies Mrs. Cora Glasgow, widow of J.D., and Mrs. Blanche Davis, widow of C.O., both living at 215 South Avenue C. The 1940 census for this address lists Cora A. Glasgow, age 74, a widow, working at city hall as a Matron. Also living here is Monroe Bontrager, age 26, the manager of a gas station, his wife Mable, age 27, and his mother-in-law Mary Gisser, age 67 and a widow. They are

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renters paying \$15 per month. The city directory for 1941 lists George Norman, retired, and his wife Sally as residents at this address, with Mrs. Cora Glasgow, widow of J.D., a housekeeper and owner, living at 215 ½ South Avenue C. Cora Alma (Rogers) Glasgow died on November 19, 1947.

On December 18, 1947, Vera Rogers Bailey, widow, acting for the Glasgow estate, sold the property to De Ina Ruth Logan. The 1952 telephone directory has a listing at this address for Al Logan. He appears again in the 1954 city directory index, and in the telephone directory for that year.

De Ina Ruth Logan transferred the property to Carrie M. Sump on April 12, 1956. The telephone directory for 1956 lists Mrs. Carrie M. Sump living at 215 South Avenue C, and she is listed again in the 1958 telephone directory.

Carrie Sump, a widow, sold the property to John F. and Jennie M. Rittenhouse on October 8, 1958. The 1959 telephone directory lists J.F. Rittenhouse at this address, and he continues to be listed here in telephone directories through 1962. The 1964 city directory lists John F. Rittenhouse as retired, and the 1967 city directory repeats this information.

The Rittenhouse estate transferred the property to M. John and Ruth M. Owen on May 12, 1969. The 1969 city directory lists the property as Vacant, as does the 1972 city directory.

Owen sold the property to Robert R. and Judith A. McKowen on May 18, 1973.

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**Bibliography**

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**Location map**



*2009 aerial photograph (Washington County) – line indicates survey/research area boundary*

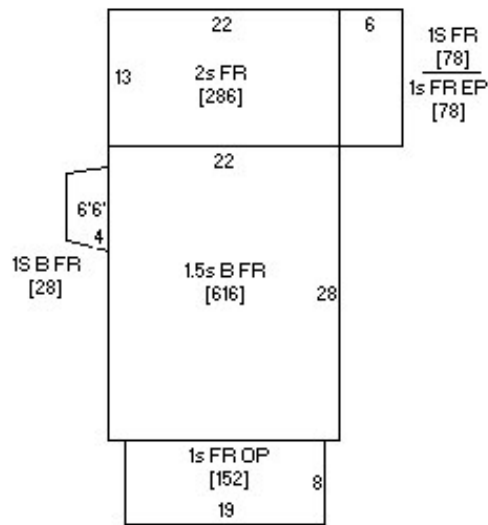
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**Building plan (from assessor's website)**



**Photo from assessor's website**



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**Digital photographs**



**Photograph 92-00734-001 - House, looking southwest (December 2014)**

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**Photograph 92-00734-002 - House, looking northwest (December 2014)**

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**Photograph 92-00734-003 - House, looking southeast (December 2014)**

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**Photograph 92-00734-004 - House, looking northeast (December 2014)**

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**Photograph 92-00734-005 - Garage, looking southwest (December 2014)**