

Iowa Site Inventory Form

State Historic Preservation Office

(July 2014)

State Inventory Number: 92-00775 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: Phebe A. Gardner House

B) Other names: West side survey map #WS-104

• **Location**

A) Street address: 502 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: Western Addition Block(s): 5 Lot(s): 13

• **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> </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> </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

E) Name of related project report or multiple property study, if applicable:

MPD title Architectural and Historical Survey of the "west side" residential neighborhood in Washington Historical Architectural Data Base # 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

09A04: Side-gabled roof, 2 stories

B) Materials

Foundation (visible exterior): 04: Stone

Walls (visible exterior): 15B: 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 archaeology/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: Property 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

1894 *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 sheets for the list of research sources used in preparing this form*

• Geographic Data *Optional UTM references* *See continuation sheet for additional UTM or comments*

Zone	Easting	Northing	NAD	Zone	Easting	Northing	NAD
1	—	—	—	2	—	—	—
3	—	—	—	4	—	—	—

• Form Preparation

Name and Title: Deb Dieleman - volunteer Rebecca Lawin McCarley, consultant Date: May 25, 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: _____

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 92-00775
Related District Number: 92-00350

Page 1

<u>Phebe A. Gardner House</u>	<u>Washington</u>
Name of Property	County
<u>502 W. Main Street</u>	<u>Washington</u>
Address	City

Narrative Description

This is a two-story, side-gable frame house on the northwest corner of South Avenue D and W. Main Street. The house was built to face Avenue D to the east, though it was later renumbered with a W. Main Street address. The house sits on a stone foundation and is clad with vinyl siding. The gable roof is covered with asphalt shingles. The assessor photo shows the house before the 2004 remodel and additions. All the windows are currently vinyl with vinyl surrounds. A screened porch now extends from the rear wing toward W. Main Street. A single car garage is attached at the north side of the house, which was added in 2004.

The façade, the east elevation, is three bays in width, with a centered entry and windows to either side. The porch was part of the 2004 remodel, with a bracketed hood here previously. The porch has wood columns on pier clad in permastone veneer. The entry was also remodeled with a new steel door with four small window, a vinyl surround, and permastone surround. There is an open gable above the porch roof covered with asphalt shingles. A one-over-one-light double-hung vinyl window with vinyl surround is located to the left of the entry and there is a matching one to the right. Similar windows are found above these windows on the second story. Above the front door, in the center section, there is a high five-light block window placed so the top is even with the other two windows. There are two two-light wood basement windows. On the north side of the house is an attached one story, single car garage with vinyl siding and asphalt shingles to match the house. The east elevation has an aluminum garage door aluminum and a steel entry door to the left of the garage door.

The south elevation is consists of the gable end of the front/east section of the house and the side of the rear gable-roof wing. The front/east section has a pair of one-over-one-light double-hung vinyl windows with vinyl surrounds on each story. On the first story of the rear wing, there is an attached screen porch with an shed roof that extends beyond the south side of the house. It has wood steps at the far left end, which descend to the ground, and a wood railing inside the screens. Sanborn maps show an earlier porch here, though this one appears to date to the 2004 remodel. There are two one-over-one-light double-hung vinyl windows with vinyl surrounds on the first story of the house.

On the north elevation, the first story of the original house is covered by the attached garage. Access to the garage is from South Avenue D via a concrete driveway. There are no garage windows. On the second story there is a somewhat smaller one-over-one-light double-hung vinyl window with vinyl surround in the side of the main/east portion of the house, and another one-over-one-light double-hung vinyl window with vinyl surround in the rear wing near the west (right) end of the wing.

There is no fenestration on the west elevation of the house or garage except a single, centrally located two-light wood basement window.

Narrative Statement of Significance

The Phebe A. Gardner House appears to contribute historically to the potential residential historic district on the west side of Washington. The house was built in the development of the neighborhood in the late 19th century, and it is significant as part of this development. While the integrity of the house has been impacted by the remodeling, it retains sufficient integrity to convey this significance.

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 92-00775
Related District Number: 92-00350

Page 2

<u>Phebe A. Gardner House</u>	<u>Washington</u>
Name of Property	County
<u>502 W. Main Street</u>	<u>Washington</u>
Address	City

The house does not retain sufficient integrity to be individually eligible for listing on the National Register of Historic Places under Criteria A, B, or C.

History / research summary of property

The 1874 atlas shows an earlier house on Lot 10, which is located further north on the lot and facing east (Jackson, Avenue D). This house is gone by the 1894 atlas, with both the north and south halves of Lots 9 and 10 shown as vacant. The two parcels sold separately, oriented for parcels facing east rather than to Main Street to the south. By the 1902 Sanborn map, two houses had been built facing Avenue D (then Jackson) to the east, one on the south half of the lots and one on the north half of the lots. The houses are numbered as 103 and 107 on the Sanborn maps through 1943. The corner house on the south half of the lots was renumbered to 502 W. Main in the 1930s per the city directories.

John Bryson and wife sold the south halves of Lots 9 and 10 to Phebe A. Gardner on August 30, 1881. In the 1880 census, James D. Gardner (51) is a farmer in Seventy-Six Township and residing with wife Phebea A. (46), widowed daughter Mary E. Steadman (24), granddaughter Norma L. Steadman (3), and farm laborer Simon Smith (26). The 1885 census lists head of the household as Phebe A. Gardner (51), residing in Block 5 on Main St. Residing with her is also Norma L. Steadman (8) and Robert Blair (41), a tinsmith. This suggests that a house was built here around 1882. The 1885 census lists three households in Western Add, Main St, Block 5: William Latta (56, carpenter), Phebe Gardner (51, widow), and John Burns (48, tinsmith). William Latta owned Lots 6-7-8 to the west along Main Street from 1856 to 1889, and his widow until 1890. The 1894 atlas shows only a house spanning lots 6-7 at the west end of the block (Block 5), despite the three listings in the 1885 census. It is possible that they were residing together in this large house. Though this house at the east corner does not appear on the 1894 atlas, it does appear listed in the 1894 city directory as 101 N. Jackson with Mrs. P. A. Gardner living here. Assuming that both are correct, then the house appears to have been built in 1894. The simple I-house design (two story, side gable) would be consistent with an earlier construction date around 1882, if the 1894 map oddly skipped this house (and another in the block?). Mrs. P. A. Gardner died June 5, 1899 in Washington and is buried at Lexington (Washington), Iowa.

N. B. Gardner and wife (heirs of P.A. Gardner) sold the property to Norma S. Van Sickle on June 23, 1899. According to the 1900 census, Clarence VanSickle (29) is the head of the household and resides with his wife Norma (28). Clarence is a salesman for clothing. Charles T. Ward bought the north halves of the lots in 1891, owning that parcel until May 1903. The VanSickles are listed next to Charles Ward in the 1900 census. Norma L. VanSickle and husband sold the property to Charles F. Ward on June 5, 1902. The corner house and the house to the north are shown here on the 1902 Sanborn map. Ward then sold the house to the north on May 18, 1903, so he may have moved into the corner house.

Charles F. Ward and wife then sold this corner house (south ½ of lots 9 and 10) to T. T. Maxwell on July 15, 1906. The 1902 Sanborn map shows the same house configuration as the 1909 Sanborn map but the bay window on the south side is more defined in the 1902 drawing. The 1909 map lists the address as 105 S. Ave D. The house is the same, and the garage is located in the northeast corner of the south half of lot 9. There is not a house at 508 W. Main on the remainder of the south half of Lot 9.

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 92-00775
Related District Number: 92-00350

Page 3

<u>Phebe A. Gardner House</u>	<u>Washington</u>
Name of Property	County
<u>502 W. Main Street</u>	<u>Washington</u>
Address	City

The 1910-11 City directory lists Tomma (sic.) T. Maxwell and wife Jane residing at 103 N. Ave D. He is a retired farmer. The 1910 census lists Tommy T. Maxwell (53) at this same address with his wife America J. (49). Tommy lists his occupation as own income. Thomas T. Maxwell is still listed in the 1917 county directory on W. Main St. as retired and living with his wife Jane America.

T. T. Maxwell and wife sold the west portion of the parcel to Amos Durst on February 28, 1917. The notation on the sale is as follows: Pt. W 56 ft. S ½ Lot 9 exc. Strip 3 ft. E & W x 13 ft. in NE cor. Amos Durst was a carpenter. He then likely built the house to the west at 508 W. Main Street. This sale spurred a later replatting of Lots 9 and 10 into Lots 11, 12, and 13. The corner house was platted on to Lot 13, with the west portion of the lot becoming Lot 12 (508 W. Main). The north halves of both lots then became Lot 11.

Maxwells continued to own and live in the corner house at 103 N. Avenue D. The 1920 census lists Thompson F. Maxwell (62) residing at 103 N. Ave D, and he is owner of the home. He resides with his wife America (59) and a lodger John Maxwell (65). Robert Maxwell and wife transferred the corner house (now Lot 13) to Harry Maxwell on April 6, 1927. The 1910 census lists Harry W. (Wilson) Maxwell (25) as head of the household residing in Washington, Washington, Iowa with wife Hazel C. Maxwell (21) and son Donald H. Maxwell (3). The 1930 census lists Harry W. Maxwell as 45 and Clara H. Maxwell as 42 and residing along a rural route outside of Washington, Iowa. The 1930 census lists Shula George renting 103 S. Avenue D for \$25 per month. He is assistant manager at a department store, age 23, living here with wife Beatrice (24) and daughter Ruth (1). The 1931 and 1943 Sanborn maps have the address of 103 S. Ave D. and is a two story frame house with a full front porch with a bay on the south. There is a one story addition on the NW corner and a one, story rear porch on the SW corner. The auto garage is partially on the adjacent property. The 1935 city directory lists Don H. Maxwell and wife Minnie as residing at 103 N. Ave D. Don is a bulk man for Standard Oil. The 1938 city directory then lists them at 502 W. Main Street, indicating the address change for the property.

Harry Maxwell and wife transferred the house (Lot 13) to Donald and Minnie Maxwell on February 9, 1937. Donald Maxwell and wife then sold it to Nathaniel E. Young on November 2, 1938. The 1940 census lists Nate Young (28) as head of the household residing with his wife Ruth (32). Their address is listed as 502 W. Main St. Nate is a manager at a farm and Ruth is a nurse in a doctor's office. The 1941 city directory lists Nate Young still residing at 502 W. Main St. with his wife Ruth and daughter Mary (4 months). Nate is a lieutenant with the 113th Cavalry Camp, Bowie, Texas.

Ruth O. Young and husband sold the property to Mabel S. Livingston on June 15, 1943. No directories for Washington exist during this period. The 1954 city directory lists Don Shepherd residing at 502 W. Main Street.

Mabel S. Livingston (widow) sold lot 13 S ½ (corner) to Robert Day on January 9, 1959. The 1964 city directory lists Thomas E. English residing at 502 W. Main St, with wife Ruthelle A. and children Douglas (15) and Robert (13). Thomas is the assistant principal at the Washington High School and Ruthelle is a secretary for Campfire Girls. The 1967 city directory lists Rev Edward L. Aubruchon as residing in the house with wife Judy A and daughter Deborah ('65). He is the pastor at the First Assembly of God Church. The 1969 city directory lists Leslie G. Altenhofen residing in the home with wife Sandra K. and children Tracy ('62), Toni ('63) and Nancy ('64). Leslie is the teamster and labor foreman for Moorehead Construction. The 1972 city directory lists the Altenhofens but Leslie's employer was Eby.

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 92-00775
Related District Number: 92-00350

Page 4

Phebe A. Gardner House	Washington
Name of Property	County
502 W. Main Street	Washington
Address	City

Robert Day and wife sold lot 13 to Robert N. Bruty on October 29, 1975. Bruty sold the house to the current owners, Christopher and Sheila Hanson in December 2003, and they remodeled the house in 2004. The house to the north was demolished, and that parcel is currently owned by Hansons as well.

Bibliography

Atlas of Washington County, Iowa. Clinton, IA, and Philadelphia, PA: Harrison and Warner, 1874.

Atlas of Washington County, Iowa. No publisher noted, 1894. In collection of Washington Public Library.

Burrell, Howard A. *History of Washington County, Iowa.* Chicago, IL: S.J. Clarke Publishing Company, 1909. 2 volumes.

City/telephone directories. Washington Public Library. Various years, including 1894, 1903, 1908, 1910-11, 1917, 1932, 1934, 1935, 1938, 1941, 1952, 1954, 1956, 1958, 1960, 1962, 1964, 1967, 1969, 1972, and 1976.

Fisher, Kathy. *In the beginning there was land : a history of Washington County, Iowa.* Washington, Iowa: Washington County Historical Society, 1978.

History of Washington County, Iowa. Des Moines, IA: Union Historical Co., 1880.

Koch, Augustus. *Birds-eye View of the City of Washington.* Chicago: Chicago Lithograph Company, 1869.

Newspapers, including anniversary/celebration editions on microfilm and/or bound at Washington Public Library:

Washington Gazette, January 6, 1893

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

Twenty-Fifth Anniversary Edition, *Evening Journal*, April 3, 1926

Washington County Centennial Edition, *Evening Journal*, July 1936

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

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

Bicentennial edition, *The Washington Evening Journal*, July 1, 1976

Sesquicentennial edition, *The Washington Evening Journal*, April 13, 1989

Patterson, Mary. Collection of historic postcards, images, and city/telephone directories. Washington, Iowa. Accessed 2014-2015.

Portrait and Biographical Album of Washington County, Iowa. Chicago, Acme Publishing Company, 1887.

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 92-00775
Related District Number: 92-00350

Page 5

Phebe A. Gardner House Washington
Name of Property County
502 W. Main Street Washington
Address City

Sanborn Map Company. *Washington, Iowa*. Fire insurance maps. 1885, 1892, 1897, 1902, 1909, 1917, 1931, 1943.

Souvenir History of Washington, Iowa. Washington, IA: Washington Evening Journal, June 23, 1989.

Washington County Historical Society. Collection of historic postcards and photographs.

Location map



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

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 92-00775
Related District Number: 92-00350

Page 6

Phebe A. Gardner House

Washington

Name of Property

County

502 W. Main Street

Washington

Address

City

Building plan (from assessor's website)

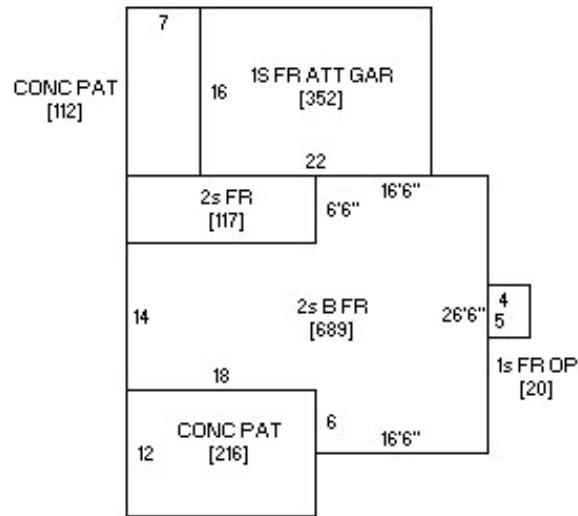


Photo from assessor's website



Rebecca will insert

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 92-00775
Related District Number: 92-00350

Page 7

Phebe A. Gardner House

Name of Property

Washington

County

502 W. Main Street

Address

Washington

City

Digital photographs



Photograph 92-00775-001 - House, looking northwest (December 2014)

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 92-00775
Related District Number: 92-00350

Page 8

Phebe A. Gardner House

Name of Property

Washington

County

502 W. Main Street

Address

Washington

City



Photograph 92-00775-002 - House, looking northeast (December 2014)

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 92-00775
Related District Number: 92-00350

Page 9

Phebe A. Gardner House
Name of Property

Washington
County

502 W. Main Street
Address

Washington
City



Photograph 92-00775-003 - House, looking southwest (December 2014)