

Iowa Site Inventory Form

State Historic Preservation Office

(July 2014)

State Inventory Number: 92-00416 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: Amos B. and Eva Durst

B) Other names: West side survey map #WS-105

• **Location**

A) Street address: 508 W. Main St.

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 5 replat, Lot 12 and W 44' of Lot 11 (originally Lot 9, Block 5)

• **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

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

01C: Domestic/ secondary structure

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

07E01: Bungalow

B) Materials

Foundation (visible exterior): 10A: Concrete block

Walls (visible exterior): 02: Wood, 05E: 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 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 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

1917 *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: December 30, 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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<u>Amos B. and Eva Durst House</u>	<u>Washington</u>
Name of Property	County
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Narrative Description

This is a one-and-one-half-story gable-front frame bungalow built around 1917 on the north side of W. Main Street. The house sits on a rusticated concrete block foundation. The frame walls are clad in aluminum siding on the first story and wood shingles on the second story. The gable-front roof is covered with asphalt shingles and has one historic chimney. The roof has wide eaves with triangular brackets on the gables typical to Craftsman style houses. There are centered shed-roof dormers on the east and west facades. The double-hung windows are wood. There are aluminum surrounds on most windows on the first story, and wood surrounds on the second story, with aluminum storm / screens on both levels. The garage sits behind and east of the house and has access from the alley. There is a small metal shed on the east property line at the end of a two track concrete driveway, just at the northeast corner of the house.

The façade, the south elevation, has an enclosed front porch that spans the full width of the house. Wood steps on the left lead up to the aluminum storm / screen door. The square porch columns are clad in aluminum siding and sit on rusticated concrete block piers with concrete caps. Below the porch floor, there is a vertical wood grating. There is aluminum siding all around the lower portion of the porch where a railing or wall might be located. There are three double-hung windows on the west end of the porch. On the south side, there is one narrow window to the left of the entry and five typical size windows to the right. The east end of the porch also has three windows. All the windows enclosing the porch are aluminum storm / screen windows. The shed half-gable ends of the porch are clad with wood shingles. Within the porch, there is a historic wood front door with a full length single light of beveled glass. On the second story, there is a group of three one-over-one-light double-hung wood windows centered in the gable. The windows have a wood surround, and above them, at the peak of the gable, there is a wood slat attic vent with wood surround. There are five triangular brackets with fancy trimmed ends evenly spaced under the eaves.

The west elevation is divided into four bays. On the south/front, there is a high single-light fixed wood window with an aluminum slat awning above it. Above this window is a smaller one-over-one-light double-hung wood window with wood surround. To the left/north, there is an entry door with an aluminum storm / screen door on the first story and a taller one-over-one-light double-hung wood window with wood surround. To the left/north, there is a two-light vinyl casement window, and above the second story is a shed roof dormer with a one-over-one-light double-hung wood window and wood surround. At the left/north end of the west elevation, there is another two-light vinyl casement window on the first story, and a smaller one-over-one-light double-hung wood window matching the first window. Pairs of fixed two-light wood basement windows are located below the small fixed window, and to left of the entry door, and under the casement windows. The second story and dormer walls are clad with wood shingles.

The east elevation is divided into three sections by the centered shed-roof oriel window and shed-roof dormer. The oriel window has a pair of one-over-one-light double-hung wood windows. Exposed rafter tails extend under the roof eaves. The shed-roof dormer has two one-over-one-light double-hung wood windows. The left/front section has a larger wood window with a transom. A small one-over-one-light double-hung wood is above it on the second story. To the right of the oriel window, there is a one-over-one-light double-hung wood window on the first story and two small one-over-one-light double-hung

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wood windows on the second story. Pairs of fixed two-light wood basement windows are located below each of the three bays on this side.

The north elevation, the rear of the house, has a wood deck is located on the northwest corner of the house, with steps leading down to the west side of the house. There is a rear entry on the far right/west side of the deck, which has an aluminum storm / screen door matching the one on the front porch. Just to the left of the entry, there is a smaller one-over-one-light double-hung vinyl window with wide vinyl surround. On the left/east side of the wall, there is a typical size one-over-one-light double-hung vinyl window with vinyl surround. On the second story, there is a centrally located pair of one-over-one-light double-hung wood windows with wood surrounds, and above them is a wood slat attic vent with wood surround. There are three brackets with fancy trimmed ends under the eaves on the rear of the house.

The three-car garage is located at the north edge of the lot and faces west with access from the alley. The assessor lists a construction date of 2005. It sits on a poured concrete foundation, and it is clad with vinyl siding. The side gable roof is covered with asphalt shingles. There are two aluminum garage doors. A double car door is located in the left portion of the west side, with a single car garage door to the right. There is an entry near the southwest corner of the garage, and a vinyl one-over-one-light double-hung window at the right side of the south elevation. The garage is counted as a non-contributing building.

Narrative Statement of Significance

The Amos B. and Eva Durst House appears to contribute historically and architecturally to the potential residential historic district on the west side of Washington. The house was built around 1917 during the early 20th century period of development for the neighborhood. The Craftsman bungalow retains a number of characteristic features of this style, including wood shingles on the second story, wide eaves with brackets, wood windows, and full porch.

The house does not appear to be individually eligible for listing on the National Register of Historic Places under Criteria A or C. While the house is a nice example of a Craftsman bungalow, the later siding and porch enclosure have impacted its integrity under Criterion C, in comparison with other bungalows in town. Further assessment of the interior and additional research on Amos Durst would need to be completed to fully evaluate his significance under Criterion B as a carpenter/contractor.

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

Prior to 1902, the Sanborn maps indicate only a vacant lot for this property. The south half of Lot 9 was part of a parcel with the south half of Lot 10 (Block 5, Western Addition), with a house oriented east to 103 S. Avenue D instead of south to W. Main Street. The rear portion of this parcel (west 56'), most of the south half of Lot 9, was then sold by Thomas T. Maxwell to Amos Durst on February 28, 1917. The 1917 Sanborn Map shows this two-story house with a full front porch. This house is indicated on the following Sanborn maps in 1931 and 1943 as well. Thomas T. Maxwell owned and lived in the house to the east from 1906 to 1927. The sale of the rear portion of his lot then appears to have spurred the

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official replatting of Lots 9-10. The north halves of the lots became Lot 11, the parcel for this house at 508 became Lot 12, and the corner house parcel became Lot 13.

Thomas T. Maxwell sold this property to Amos Durst on February 28, 1917. The 1910-11 city directory lists Amos B. Durst with an address of 721 N. Marion. The 1910 census lists Amos Durst (50) with wife Eva (4) and mother-in-law Mary Bush (85) residing in Washington. The 1917 county directory lists Amos Durst, a carpenter, residing at 510 W. Main. However, the 1917 Sanborn map shows an address of 508. Thus, this house was likely built by and for Amos B. Durst in 1917, and he lived here through his retirement until his death in 1928. The 1920 census lists Amos B. Durst (62) with spouse Eva Durst (51) living in this house. He is listed as a house carpenter. Two lodgers born in Greece, Christopher Vasilopoulos, age 28, and John G. Anastas, age 27, reside at this location as well, and they are both noted as proprietors of a chocolate shop. Amos B. Durst died on February 5, 1928 in Washington and is buried in Elm Grove Cemetery, Washington, Iowa. There is a change of title for the property (now Lot 12) to Eva Durst on February 14, 1928. According to the 1930 census, Eva M. Durst (61) is single and head of the household, with lodger John Maxwell, age 71. John Maxwell previously lived next door with Thomas and Jane America Maxwell per the 1920 census. The house is valued at \$4500. The 1931 Sanborn map shows the outbuilding has now been converted to an automobile garage and extends slightly onto the east property. According to the 1932 telephone directory, Eva Durst lives at 508 W. Main. Eva M. Durst continues to reside at this location until her death. The estate of Eva Durst transferred the property to Otha Babb and various other heirs on November 8, 1934.

Her heirs (Babb et al) held the property for about a year, and then sold it to S.R. Wallace on April 17, 1936. Sylvanus R. Wallace (S. R.) was born in Malcourt Iowa in 1861. He married Lillian R. Jeffery on March 14, 1882. The 1900 census shows Sylvane R. Wallace (39) residing in Highland Township, Washington, Iowa with Lilly Wallace (39). The 1938 city directory lists S. R. Wallace residing at 508 W. Main. The 1940 Federal Census lists Lily Wallace, age 79, as the head of the household, in this house. The 1941 city directory lists Mrs. S. R. Wallace as a widow and housekeeper residing at 508 W. Main. Family members apparently inherited her house upon her death, with the next transfer in the transfer book related to the Jeffrey family. According to the 1885 census, Ashel Jeffrey (18) then resided with his sister Lillie Wallace and her husband Sylvanus Wallace as well as his brother Hiram G. Jeffrey (20). Asel Philip Jeffrey (35) married Alice Mae Walker on December 4, 1902 in Ainsworth, Iowa. Ace P. Jeffrey died 1949 and is buried Ainsworth. The 1954 city directory lists Mrs. A. P. Jeffrey residing at 508 W. Main with Miss Lois Dodds.

The Tina B. Jeffrey estate then transferred the property to various heirs, and the heirs sold the property (Lot 12) to Albert B. Schantz on January 29, 1958. The 1964 city directory indicates that Ben Schantz and his wife Wilma C. resided at this location. Ben was employed by Nixon & Co., and Wilma was a clerk for Zelinsky Gifts. The 1967 city directory shows they continued to reside at this location, but Bennie's occupation is now a farmer and his wife Wilma is a sales lady at Zieinsky Gifts. The city directories for 1969, 1972, and 1976 all indicate the same information. On April 17, 1969, they acquired the west 44 feet of Lot 11 (immediately north of their 56' wide parcel) from Lloyd Maxwell. The remainder of Lot 11 with the house (now demolished) at 107 N. Ave D was then sold in 1970 to Agnes Beliel. The property then became Lot 12 and the west 44' of Lot 11. The Schantz family lived here until their death, and their heirs then sold this property to Craig and Jane Davis in June 1987.

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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)

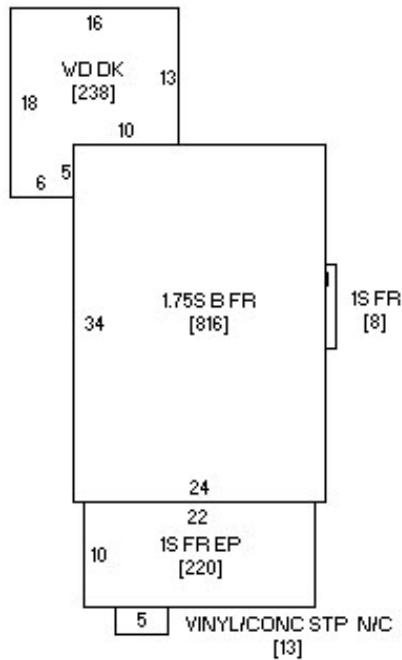


Photo from assessor's website



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Digital photographs



Photograph 92-00416-001 - House, looking northeast (December 2014)

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Photograph 92-00416-002 - House, looking northwest (December 2014)

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Photograph 92-00416-003 - House, looking southeast (December 2014)

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Photograph 92-00416-004 - Garage, looking southeast (July 2015)