

Iowa Site Inventory Form

State Historic Preservation Office

(July 2014)

State Inventory Number: 92-00737 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 Montgomery Rental House

B) Other names: West side survey map #WS-022

• Location

A) Street address: 214 South 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): 4 Lot(s): N 1/2 of Lot 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>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

09A01: gable-front house

Foundation (visible exterior): 04: Stone

walls (visible exterior): 02A: 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 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

1885 *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 6, 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>Montgomery Rental House</u>	<u>Washington</u>
Name of Property	County
<u>214 S. Avenue D</u>	<u>Washington</u>
Address	City

Narrative Description

This is a one story frame side gable house on the east side of South Avenue D on the north half of the lot associated with the house at 220 S. Avenue. The house is oriented towards the south, towards this other house, suggesting a relationship between the house that may have been originally different than a rental house. The foundation is stone, and the house is clad with narrow wood weatherboard siding. The original section of the house appears to have been gable-front, with a perpendicular gable-roof wing to the east. This wing then has a shed-roof addition on the north side, in the corner with the main section of the house, and a shed-roof east side addition. The gable roof is covered with asphalt shingles, and the windows are vinyl replacements (dating to spring 2015) with no storm windows. A historic brick chimney is located near the center of the house. There is a small wood front porch at the southeast corner of the house. A frame garage sits at the northeast corner of the lot with access from the alley.

As noted, the house faces the house to the south, with W. Jefferson on the south side of the other house. The main gable-front section of the house has the entry on the left, with a replacement vinyl-clad door, and a one-over-one-light double-hung window on the right/east, which replaced the original four-over-four-light double-hung wood windows in spring 2015 (photographs date from December 2014, showing original windows). There is a low wood porch floor with a wood step and wood columns supporting a small hip roof. The south side of the side gable east wing has a one-over-one-light double-hung vinyl window, with a basement window below it. A side entry is then located in the shed-roof side addition to the east/right.

The west elevation, facing S. Avenue D, has two even distributed one-over-one double hung vinyl windows (replaced the original four-over-four-light double-hung wood windows in spring 2015).

The east elevation has a one-story shed-roof porch addition, which appears to be here on the 1931 and 1943 Sanborn maps. The porch is sided with wood boards installed vertically, and it has a corrugated metal covered shed roof. The east elevation of the porch has two evenly distributed six-light wood windows, and the north elevation of the porch has another six-light fixed wood window. To the right of the porch is the shed-roof north addition. It has a small one-over-one double hung vinyl window on its east elevation. This addition is tucked into the northeast corner of the house and the east wing, obscuring the remainder of the original east elevation. This addition is not depicted on the 1943 Sanborn map, added at a later date.

The north elevation has a one-over-one double hung vinyl window on the main section of the house, roughly centered below the gable. There is no fenestration on the north elevation of the shed-roof addition to the east, except a small opening that has been boarded over.

The hip-roof frame garage has no visible foundation, and it is clad with wood board and batten siding. An earlier building appears here on the 1917 Sanborn map, with this one appearing to have been built by the 1931 map. The boards are of varying widths. The hip roof is covered with corrugated metal. The west elevation, facing South Avenue D, has a sliding garage door to the left/north, and a single-light wood window on the right. The north elevation has a six-light wood window, similar to those on the east

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addition to the house, which is located at the far left.east end of the wall. A boarded up window of the same size is located to its immediate right. Farther to the right/west, there is a square boarded window, and at the far right/west, there is a small board and batten half door, like those found on horse barns. The south elevation of the garage has a square boarded up window on the left/west. At about the center of the wall, there is a five-panel wood entry door, and farther to the right there are two more boarded up square windows. The east elevation of the garage is covered with corrugated metal and has no fenestration. While the garage is now associated with the parcel separated for this small house, historically, it was on the larger parcel that included all of lot 5 and the house to the south at the corner (until 1985).

Narrative Statement of Significance

The Montgomery Rental House appears to contribute historically to the potential “west side” residential historic district in Washington. The house was built during the initial period of development of the neighborhood. The house retains the simple gable-front form that reflects its early simple construction and contributes to this early period of significance.

The house does not appear individually eligible for listing on the National Register of Historic Places under Criteria A, B, or C. The house does not appear to have particular historical or architectural significance.

History / research summary of property

This property shares transfer history with the property at 220 S. Avenue D (see Iowa #92-00736). This house sits on the north half of Lot 5 in Block 4 of the Addition to Washington, while the other earlier house sits on the south half of Lot 5. On September 14, 1867, the Independent School District of Washington sold Lot 5 at the west end of the block to Hannah Marshall (the same date that they sold Lot 7-8 at the east end of the block to Dayton H. Ballard). On the 1869 Bird's Eye View of Washington, there is a small gable-roof house on the southwest corner facing Avenue D (then Jackson St), which appears to be this house (a similar gable-front house was built by Ballard at 215 S. Avenue C). A similar footprint is seen at that location on the 1874 Atlas of Washington map. The 1870 census lists Hannah Marshal, age 50, widow, with \$2,000 in real estate. She was born in Pennsylvania, but her children, William (age 22) and Sarah (age 20), were both born in Ohio. Sarah Marshall sold Lot 5 to Naomi Maxwell on March 3, 1879. Naomi A. Maxwell then sold the property to Mattie Montgomery on January 19, 1880. The census for 1880 describes the Montgomery family as Mattie, head of the household and a teacher, age 36, and her daughter Nancy, age 16, at school. They are listed near other families known to live in the 400 block of W. Jefferson Street. The 1885 Iowa census lists Martha Montgomery living on Jackson Street (now Avenue D). She was age 40, widowed, and her daughter Nanne is 21 and single. Ella Webster Montgomery, age 27, single, and working as a dressmaker, is also living here in the household.

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The 1894 city directory lists Mattie Montgomery living at 208 S. Jackson Street, and the 1894 Atlas of Washington map shows the current house's footprint. The 1894 atlas also shows a house on the north half of lot 5. That house then appears to have been built by Mattie Montgomery, either for a relative (Ella?) or as a rental for additional income. She still owned the property in 1894 when this house appears, but it's likely she was living in the house on the corner, listed in the 1894 city directory as 208 S. Jackson Street, but now 220 S. Avenue D. The 1900 census lists her at age 56, a widow living alone and working as a washer woman. She is listed next to Wm. A. Wilson (302 S. Ave. D), so this is probably the corner house. If the census taker went in order, the next house north would be the household of Rev. William and Sarah Gelkey, age 50 and 48, with no children.

Montgomery transferred Lot 5 to John S. Gray on September 17, 1901. The 1903 city directory lists Mrs. Jennie Donovan living at 214 S. Avenue D, and property owner John Gray living in the house at 220 S. Avenue D. The 1910 census continues to list John and Julia Gray at 220 S. Avenue D. A widow, Annie Singmaster, age 56 and a nurse, is listed as living at 218 S. Avenue D in this small house.

On November 2, 1918, Julia Gray and Tena (Christena) (Gray) Hoxworth transferred the property to daughter/sister Eva L. (Gray) Sage. She then died on January 22, 1919. The property appears to have reverted to Julia and Tena. The 1920 census lists Floyd Edwards (26, button factory) renting 214 S. Avenue D with wife Ida (28) and daughter Imogene (2).

On May 2, 1924, Julia Gray died. The property then transferred through lawyers Edmund Morrison and George Morrison again to Tena Hoxworth on April 29, 1926. Israel and Christina Foxworth are then listed at 220 S. Avenue D in the 1930 census. The census lists Jennie Paul, renting the house at 214 S. Avenue D for \$4 per month. She is a 81-year-old widow. The 1935 city directory lists Miss Frankie Bonnett living at 216 S. Avenue D. There is no listing for her in the 1932 or 1938 telephone directories. The 1940 census list both 218 and 220 S. Avenue D as rental properties. Verle Brinning (37, night cook at cafe) is listed in this house noted as 218 S. Avenue D, along with his wife Golda (28, machine operator at button factory) and mother-in-law Lola Van Doran (66, widow). The 1941 city directory identifies the resident at 218 S. Avenue D as Verle Brinning. In the 1952 telephone directory, I.R. Mitchell is listed living at 214 S. Avenue D, and he continues to be listed at this address through the 1962 telephone directory. In 1964, the city directory lists Mrs. Jennie V. Mitchell, widow of Ira, living at this address, where she continues to live through the 1969 city directory.

Gifford Morrison, executor for Christena Hoxworth, transferred Lot 5 to Clarence R. and Olive A. Goodwin on May 12, 1970. The Goodwins do not live at this address, but at the 220 S. Avenue D address, and are listed there in both the 1972 and 1976 city directories. In 1972, this address is listed as vacant. This property continued to be used as a rental. The Goodwin family split Lot 5 into two separate parcels, selling the north half with this small house separately in 1985. They continued to own the corner house until 1995.

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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)

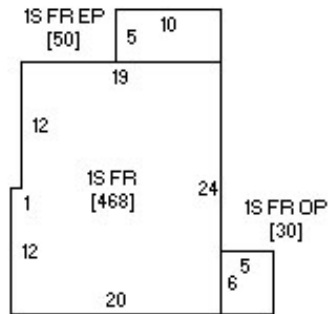


Photo from assessor's website



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Digital photographs



Photograph 92-00737-001 - House, looking northeast (December 2014)

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Photograph 92-00737-002 - House, looking southeast (December 2014)

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Photograph 92-00737-003 - House, looking northwest (December 2014)

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Photograph 92-00737-004 - House, looking west (December 2014)

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Photograph 92-00737-005 - Garage, looking southeast (December 2014)