

Iowa Site Inventory Form

State Historic Preservation Office

(July 2014)

State Inventory Number: 92-00406 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: Elizabeth Corbin House

B) Other names: West side survey map #WS-112

• **Location**

A) Street address: 515 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: Keck's Subdivision Block(s): Lot(s): W. 63.5' of Lot 2

• **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

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- side gable

B) Materials

Foundation (visible exterior): 10A: Concrete block

Walls (visible exterior): 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

1910 *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: September 22, 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: 92-00406
Related District Number: 92-00350

Page 1

<u>Elizabeth Corbin House</u>	<u>Washington</u>
Name of Property	County
<u>515 W. Main Street</u>	<u>Washington</u>
Address	City

Narrative Description

This is a one-and-one-half-story frame bungalow on the south side of W. Main Street. The house sits on a beveled concrete block foundation, and it is clad with aluminum siding. The side gable roof is flared and clad with asphalt shingles. There is a full front porch, a bay window on the east, and a staircase oriel window on the west. All the windows are vinyl with wide vinyl surrounds. There is a wood deck at the rear of the house, and a detached two-car frame garage with access from W. Main Street. The garage sits at an angle to the property behind the house.

The façade, the north elevation, has a full width front porch. It has a carpeted floor, wood railing and balusters, and square wood columns. The frieze along the eaves is clad in aluminum siding. There is wood grating below the porch floor. Access to the porch is by a set of concrete steps at the west end from the driveway. The historic entry door is wood with a beveled window, and there is an aluminum storm / screen door. On the left/east half of the first story, there is a wide one-over-one-light double-hung vinyl window. A set of three one-over-one-light double-hung vinyl windows is centered on the second story, crossing from the main wall of the house into the wall of the gable-roof dormer. The center window is wider than the two flanking windows. The eaves of the house extend into the dormer walls, and the dormer has gable returns.

The side gable on the east elevation also has gable returns. A one-over-one-light double-hung vinyl window is located on the north/right half of the first story. On the left/south half, there is a bay window with a one-over-one-light double-hung vinyl window in each of the angled walls, and a small fixed decorative wood window in the center wall. There is a one-by-one-light sliding vinyl basement window below the bay. On the second story, there is a pair of one-over-one-light double-hung vinyl windows.

The west elevation has a side entry at ground level extending into the raised foundation, and on either side of the entry is a one-by-one-light vinyl sliding basement window. Between the first and second stories above the side entry, there is a staircase oriel window with a pair of one-over-one-light double-hung vinyl windows. On the second story to the right/south/rear of the house, there is a small one-over-one-light double-hung vinyl window. A small one-over-one-light double-hung window is also found on the first story.

The south elevation, the rear of the house, has a wood deck on the west/left half, with wood steps, railing, and balusters. Entry to the house from the deck is via a vinyl clad patio door. To the right of the patio door is a small one-over-one-light double-hung vinyl window. Toward the right/east side of the south elevation is a one-over-one-light double-hung vinyl window with a one-by-one-light sliding vinyl basement window below it. On the second story, there is a south facing gable with gable returns and a pair of one-over-one-light double-hung vinyl windows. The roof on either side of gable flares just above the eaves.

The detached garage, located south of the house at an angle, has a gable-front roof covered with asphalt shingles and is clad with vinyl siding. The assessor lists a construction date of 1988. The garage sits on a poured concrete foundation at about a 45-degree angle to the property. It has an aluminum double garage door facing northwest. There is an entry door at the northeast corner of the garage. One-over-one-light double-hung vinyl windows are located in the middle of the southwest side and southeast sides of the garage.

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 92-00406
Related District Number: 92-00350

Page 2

<u>Elizabeth Corbin House</u>	<u>Washington</u>
Name of Property	County
<u>515 W. Main Street</u>	<u>Washington</u>
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Narrative Statement of Significance

The Elizabeth Corbin House appears to contribute historically to the potential residential historic district on the west side of Washington. The house was built in 1910 during the development of this block within the neighborhood in the first quarter of the 20th century. While modified to a degree, the house retains several significant architectural features, including the bungalow form with front and rear gables, front porch, and flared roof eaves with gable returns. The house is counted as a contributing building, while the modern garage is counted as a non-contributing building.

The house does not appear individually eligible for listing on the National Register of Historic Places under Criteria A, B, or C. The replacement siding and windows have impacted the integrity of the house for individual listing, and the house does not appear related to a significant aspect of history in Washington.

History / research summary of property

This parcel is part of the larger Out Lot 1 that was platted in Western Addition for Joseph Keck's house at 500 W. Washington Blvd to the south, and it is shown as part of that property on the 1874 and 1894 atlases of Washington. Keck's Addition was then platted in November 1902 to subdivide the larger property (Out lots 1 and 2), and the southwest corner at Main St and Avenue D became Lot 1 of the new plat, with lots 2-6 to the west along W. Main. Charles H. Keck owned the lots, selling them as vacant parcels or developing them and selling them with houses. The 1909 Sanborn map shows no construction on Lots 1-2. There is a house present with the address of 513 W. Main St. (later 515 W. Main St) on the 1917 Sanborn Map. The two-story house has a full front porch. Thus, the house appears to have been built for Charles Keck and then sold. The newspaper notes in March 1910 that a house was being built for Charles Keck on W. Main. Keck is noted as owned of this lot through 1918, while the majority of the other lots in Keck's Addition were sold by 1910. The *Evening Journal* notes in March 1910 that a new house was being built for Charles Keck on W. Main. This appears to reference this house, and Keck also had a new garage under construction at his home at 410 W. Washington at the same time ("Is Much Building," *Evening Journal*, March 29, 1910, 4). Keck then apparently used this house on W. Main as a rental property for several years.

Charles H. Keck sold the west 63.5 feet of Lot 2 to H J Reynolds on November 23, 1918 (starting 132 ft west of SE corner of Lot 1, west to SW corner of lot 2, north to NW corner, east to point 132 ft west of NE corner, south to beginning), who owned it for less than three months. The 1910 city directory lists Harwin T. Reynolds as a retired farmer living at 819 N. Second Avenue with wife Frances.

Frances G. Reynolds et. al. sold the property on February 8, 1919 to Mrs. Elizabeth Corbin. Elizabeth Gamon Corbin married Andrew J. Corbin on February 5, 1902 in Washington County, Iowa. The 1910 census lists Andrew J. Corbin (35, farmer) residing in Washington Township with wife Elizabeth (29) and daughters Nita B. Corbin (1) and Margaret M. Corbin (0). Andrew James Corbin died on April 22, 1918 and is buried at Elm Grove Cemetery, Washington, Iowa. The 1920 census lists head of the

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 92-00406
Related District Number: 92-00350

Page 3

<u>Elizabeth Corbin House</u>	<u>Washington</u>
Name of Property	County
<u>515 W. Main Street</u>	<u>Washington</u>
Address	City

household as Elizabeth Corbin (40, widowed, no occupation), residing at 513 W. Main with daughters Rita (11) and Margaret (9). The 1926 telephone directory lists Mrs. A.J. Corbin at 515 W. Main St.

Elizabeth Corbin continued to own the house until her death, but lived elsewhere and used the property as a rental through this period. Her daughters then also used the house as a rental property. The 1930 Census lists Frank M Ritchy (47, proprietor of garage) residing at 515 W. Main with wife Lela O. (45) and son Sterling J. (22) and roomer, Forest M. Jonnings (29, salesman for a gas and electric company). They rented the house for \$35 per month. The 1931 Sanborn Map indicates the address change of 513 to 515 W. Main and no changes to the house. The 1932 telephone lists H. R. Lund residing at 515 W. Main St., and the 1935 city directory lists Hilding R. Lund as a manager of JCPenney Co with his wife Eleanor residing here. The 1940 Census lists Ed E. Eicher (62, carpenter – building construction) as renting at 515 W. Main St. with wife Emma (59) and daughter Frances (38). Ed was a carpenter for building construction and Frances was a math teacher for the public school. The 1941 city directory lists John Wickert and wife Deodora residing at this location. John was the assistant manager at JCPenney Co, and they had two children Alan (3) and Barbara (3 mo). There are no changes to the house according to the Sanborn map in 1943. Earl R. Utterback is residing at this property according to the 1954 city directory. By 1964, the listing is Mrs. Marguerite S. Utterback (widow of Earl R.). The 1967 and 1969 city directory lists Marguerite F. Utterback (widow of Earl R.).

The Elizabeth Corbin estate (will) transferred the property to Margaret Corbin Vogel and Nita Corbin on April 6, 1967. The legal description is then west 63.5 feet of Lot 2. Elizabeth Gamon Corbin had died on December 25, 1942 in Washington, Iowa. The Nita B. Corbin Estate then transferred the property to Margaret C. Vogel on November 1, 1967. Margaret C. Vogel and husband sold the property to C. Wayne and Elsie Maie Tait on May 16, 1970. C. Wayne Tait and wife sold the property to Jerry D. and Joyce P. Bryon on September 1, 1970. The 1972 city directory lists Jerry Bryan and wife Joyce residing at 515 W. Main St. with children Jodi (1965) and Jeri (1970). Jerry is listed as the assistant cashier at Washington State Bank. They owned the house until 2001.

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.

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 92-00406
Related District Number: 92-00350

Page 4

Elizabeth Corbin House	Washington
Name of Property	County
515 W. Main Street	Washington
Address	City

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.

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



Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

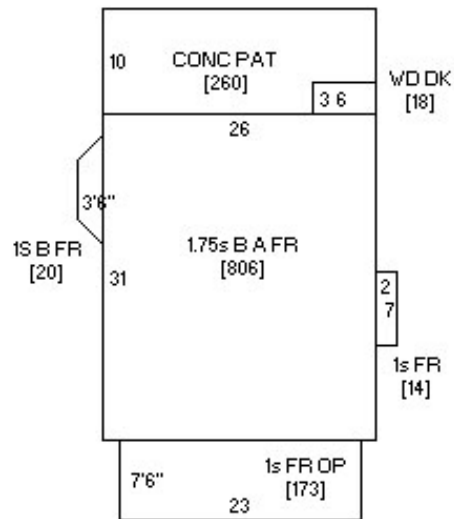
Site Number: 92-00406
 Related District Number: 92-00350

Page 5

Elizabeth Corbin House	Washington
Name of Property	County
515 W. Main Street	Washington
Address	City

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

Building plan (from assessor's website)



Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 92-00406
Related District Number: 92-00350

Page 6

Elizabeth Corbin House

Name of Property

Washington

County

515 W. Main Street

Address

Washington

City

Photo from assessor's website



Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 92-00406
Related District Number: 92-00350

Page 7

Elizabeth Corbin House

Name of Property

Washington

County

515 W. Main Street

Address

Washington

City

Digital photographs



Photograph 92-00406-001 - House, looking southeast (December 2014)

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 92-00406
Related District Number: 92-00350

Page 8

Elizabeth Corbin House

Name of Property

Washington

County

515 W. Main Street

Address

Washington

City



Photograph 92-00406-002 - House, looking southwest (December 2014)

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 92-00406
Related District Number: 92-00350

Page 9

Elizabeth Corbin House
Name of Property

Washington
County

515 W. Main Street
Address

Washington
City



Photograph 92-00406-003 - House, looking northeast (December 2014)