

Iowa Site Inventory Form

State Historic Preservation Office

(July 2014)

State Inventory Number: 92-00419 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: Robert J. and Jean Patterson House

B) Other names: West side survey map #WS-109

• **Location**

A) Street address: 526 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): W 34 ft Lot 6

• **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	<u>—</u>	Buildings
<u>—</u>	Sites	<u>—</u>	Sites
<u>—</u>	Structures	<u>—</u>	Structures
<u>—</u>	Objects	<u>—</u>	Objects
<u>2</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

01C05: Domestic /garage

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

07E02: Craftsman

B) Materials

Foundation (visible exterior): 10A: Concrete block

Walls (visible exterior): 02A: 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 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

1916 *check if circa or estimated date*

Other dates, including renovations

c.1950 rear addition

F) Significant person

Complete if Criterion B is marked above

G) Cultural affiliation

Complete if Criterion D is marked above

H) Architect/Builder

Architect

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: _____

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<u>Robert J and Jean Patterson House</u>	<u>Washington</u>
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Narrative Description

This is a two story frame Foursquare house built about 1916 on the northeast corner of W. Main Street and S. Avenue E. It sits on a rusticated concrete block foundation and is clad with wood weatherboard siding. The gables of the house and the porch are clad in wood shingles. The roof is covered with asphalt shingles, and it has exposed rafter tails with decorative cut ends under the eaves. A full front porch spans the facade, and there is a one story addition across the rear of the house. There are centered gable-roof dormers at attic level on the facade and rear of the house. The gables of the house and dormers have wood triangular brackets. Most of the windows are wood with wood surrounds; the exceptions are vinyl sliding windows on the attic level. At the north end of the lot, there is a wood two-car garage with access from the side street (Avenue E).

The facade, the south elevation, is divided into two sections with the entry door at the left. There are wood steps leading up to the full front porch. The shed porch roof is supported by tapered wood columns sitting on rusticated concrete block piers located at each end of the porch. The railing and balusters are also wood, and there is a short tapered column supporting the railing next to the steps. The historic entry door is wood with a full length beveled window. There is an aluminum storm door also with a full length window. To the right of the entry door is a wide one-over-one-light double-hung wood window. On the second story, there is a one-over-one-light double-hung wood window above each of the first story openings. A gable-roof dormer rises above the second story in the center of the house, flush with the surface of the main wall. It has a pair of one by one light vinyl sliding windows with vinyl surrounds. The dormer is clad with wood shingles, and it has three wood brackets under the eaves.

The west elevation, facing Avenue E, is divided into three sections by a centered mid-level square oriel window on interior stairs. The oriel window on as a one-over-one-light double-hung wood window and shed roof with asphalt shingles and exposed rafter tails. Below the oriel is a ground level entry door with an aluminum storm / screen door. Above the oriel window, on the shingled gable, is a pair of one by one light vinyl sliding windows with vinyl surrounds. The section of the house to the right/south of the oriel has a one-over-one-light double-hung wood window on the first story, and a one-over-one-light double-hung wood window on the second story directly above it. The section to the left/north of the oriel on the first story has a slightly smaller one-over-one-light double-hung wood window with wood surround which has a slightly higher sill than the windows. Above this window, there is a matching one-over-one-light double-hung wood window with wood surround. There are five wood brackets along the roof eaves of the gable. A narrow concrete sidewalk leads from the front porch steps to the side door and continues to a set of concrete steps leading to the side street (no public sidewalk along the side street).

The east elevation is divided into two sections. The front/south/left section has a one-over-one-light double-hung wood window with wood surround on each story, with the first story window slightly smaller with a higher sill than typical. On the right/north/rear, there is a pair of one-over-one-light double-hung wood windows with wood surrounds on the first story. On the second story above the pair of windows is a one-over-one-light double-hung wood window with wood surrounds. On the gable, there is a pair of one by one light vinyl sliding windows with vinyl surrounds. The gable has wood shingles and wood triangular brackets.

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The north elevation, the rear of the house, has a full width one story addition. Sanborn maps show a rear porch, which was not the full width of the house. The assessor lists a c.1950 construction date for the rear addition. The addition sits on a concrete block foundation, and it is clad with wood weatherboard. It has a hip roof is covered in asphalt shingles and has a wide overhang, complementing the original house. The west elevation of the addition has a centered one-over-one-light double-hung wood window smaller than is typical for this house. The north elevation of the addition has an exterior wood deck with wood steps and railing. There is an entry door to the right with an aluminum storm / screen door. To the left is a wide picture window flanked by two single-light narrow windows. The east elevation of the addition has two one-over-one-light double-hung wood windows equally spaced within the wall. These two windows are similar in height to a typical window in this house.

The detached frame two car garage is located at the north side of the lot with access from the alley. The assessor lists a construction date of c.1940 for the garage, but no garage is depicted on this property on the 1943 Sanborn map. It may have been built later in the 1940s or c.1950 with the addition to the house. The garage has two single-car aluminum garage doors, and it is clad with wood siding. The flattened gable roof is covered with asphalt singles and has exposed rafter ends. The north and south elevations each have two windows equally spaced in the wall, which are wood four-light fixed windows.

Narrative Statement of Significance

The Robert J. and Jean Patterson House appears to contribute historically and architecturally to the potential residential historic district on the west side of Washington. The house was built around 1916 as part of the subdivision of a larger earlier lot on this block, reflecting the development of the neighborhood in this period that resulted in an increased density of houses. Interestingly, it was built as an investment property originally, with the original owner's son and his family moving into the property in the late 1920s. Robert (Bob) and Jean continued to live here into the 1970s and 1990s respectively. Robert Patterson was manager of the Wilson Coal Company from the 1930s to 1950s, with the company closing around 1955. The Craftsman / Foursquare house retains a high level of integrity of its original architectural features, including the porch, siding, windows, gables with shingles and brackets, rafter tails, and dormers. The house and garage are counted as contributing buildings within the potential historic district.

The house may be individually eligible for listing on the National Register of Historic Places under Criterion B for its association with Robert Patterson. Additional research on his significance and the Wilson Coal Company would be required to fully assess this significance, as well as further evaluation of the interior of the house. Further evaluation of the interior and comparison of other Craftsman / Foursquare homes in Washington would be required to fully assess individual significance under Criterion C for architecture. The house retains a high level of integrity on the exterior.

History / research summary of property

This parcel is part of the larger property (Lots 6-7-8, Block 5, Western Addition) owned by William Latta from 1856 to 1891 and then William E. Kerr from 1891 to 1913. Louisa Risk then owned the larger

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property (Lots 6-7) from 1913 to 1931, and she subdivided parcels to the east and west of Kerr's 1892 house where she lived (now 522 W. Main, then 518 W. Main). This parcel to the west (west 34 feet of Lot 6) was sold first (now 526 W. Main). On September 2, 1916, Louisa Risk sold this property to David J. Patterson. This parcel is a vacant lot on the 1909 Sanborn map, and the current house is depicted here on the 1917 Sanborn map. It appears that she likely had the house built in 1916 and then sold it to Pattersons, or Pattersons acquired the lot and then built the house. She appears to have later had the house to the east (now 516 W. Main) built in 1925 and then sold it to Etta Conner later that year. According to the 1917 Sanborn map, a two story frame home is present at the address of 522 W. Main (currently 526 W. Main). This home has a full front porch and is rectangular in shape with a one-story rear porch on the north.

According to the 1909 *History of Washington County, Iowa*, David James Patterson was very supportive of his community materially, intellectually and morally. He was the only son of Rev. James Patterson, D. D. and Jane (Hutchison) Patterson, and had seven sisters: Victorine, Henrietta, Susan, Eliza, Martha and Jeannette. Rev James Patterson arrived in 1868 with his family in Washington County, organizing the United Presbyterian congregation at Living Lake, Jackson Township. He was pastor there until his death in 1872, when David was seventeen. He lived with his mother, Jane, until he finished his education and operated the family farm. He was educated at the Washington Academy. He saved and was able to purchase the family property from his siblings and continued to farm until he moved into the city of Washington in February 1896. He owned the eighty acres of rich farm ground in which returned to him a substantial income. David J. Patterson and Miss Dora Martin were married on March 26, 1896. He acquired property over time in Iowa, Colorado, and Canada. He and his wife also acquired considerable land from her parents, Mr. and Mrs. Robert Martin, which was approximately eleven hundred acres. David J. and Dora Patterson had two sons: David M. and Robert J. Patterson. The 1910 census still lists David J. Patterson (58) residing in Washington, Ward 4, with his wife Dora (40), son David (13), son Robert (10), sister Victoria Patterson (76) and housekeeper Luella Nickola (57).

This house was then likely built in 1916, but the Pattersons did not live here, apparently owning the property among their other real estate holdings. The 1917 county directory lists D.J. Patterson residing at 309 W. Jefferson. The 1920 census lists David Patterson (64) still living elsewhere with wife Madora (52), son Robert J. (18) and sister Victoria Patterson (80). The census lists Lida Lowrey living here (68, widow) with sister Martha Fleming (65, widow), and they are noted as owning the house. It is unknown if they are relatives of Pattersons. The property is transferred from David to Madora on March 10, 1921. The 1926 city directory lists Mrs. L.M. Lowrey at 526 W. Main Street. Martha Fleming is not listed, and Mrs. D.J. Patterson is residing still at 313 W. Jefferson.

The 1930 census then lists Robert J. Patterson (28, no occupation) as living at 522 W. Main, with Louisa Risk at 526 W. Main, suggesting that the addresses were likely accidentally swapped. His household includes wife Jean (28) and daughter Patricia (1), and his house is valued at \$6500. He is noted as the owner. Thus, it appears that David and Madora Patterson owned this property as an investment/rental property with their other real estate holdings, and no member of their family lived here until the late 1920s. Robert James Patterson married E. (Elizabeth) Jean Hay on June 6, 1923 in Washington, Iowa. It appears that Robert and Jean moved here around the time that their daughter was born. The 1931 Sanborn map has no changes to the footprint of the house other than the address change from 522 to 526 W. Main St. The 1932 telephone directory lists R.J. Patterson residing at 526

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W. Main Street. The 1935 city directory lists Robert J. Patterson as a manager of Wilson Coal Co. residing with his wife Jean and Mrs. Sadie Hay (mother-in-law) at 526 W. Main St. Madora Patterson sold the property to R.J. Patterson on May 27, 1937. The same listing is found in the 1938 city directory, with Robert now officially owning his house. The ad for Wilson Coal and Ice Company in the centennial edition of the *Evening Journal* in August 1939 (page 63) notes that the company supplied both heating and cooling needs. The 1940 census lists Robert J. Patterson (38) residing at 526 W. Main St with wife Jean (38), daughter Patricia (11), daughter Nancy (9) and maid Darline Cary (17). Robert is manager of Coal & Ice Co.

The 1941 city directory lists R. J. Patterson as the owner of Wilson Coal and Ice Co. and residing at 526 W. Main with his wife Jean and children Patricia (12) and Nancy (10). Coal dealers in Washington in 1941 included: Bush Coal (422 E. 3rd St), Farmers' Co-operative Exchange (411 N. Iowa), William Palmer Coal Co (601 E. 3rd St), C.E. Phillips (730 E. Washington), John Shields & Sons (407 N. Marion Ave), Washington Lumber and Fuel Company (301 N. Marion), and Wilson Coal Company (326 N. Marion). The 1943 Sanborn map does not have any changes to the property. The family continues to reside at this address according to the telephone and city directories through the 1950s and into the 1960s.

An article in the *Washington Evening Journal* on February 27, 1953, notes that Wilson Coal Company and Freshwaters Coal & Supply were the two companies in Washington that had their main line of business as coal for residential and commercial heating purposes, though other companies supplied coal as a side line to their primary business. The Wilson Coal Company had operated in town since 1902, with Bob Patterson as the general manager for several years. The companies noted that they had lost some business in recent years to the switch to natural gas for heating, but they did not yet foresee an end to the coal business. Since there was a lower demand for coal in Washington, they could better meet the demand for high quality coal ("Freshwaters, Wilson Are Local Suppliers of Coal," *Washington Evening Journal*, 60th Anniversary Edition, February 27, 1953, 49). Companies that supplied coal in the 1954 telephone directory included: Farmers' Store (411 N. Iowa), Freshwaters Coal & Supply (601 E. 3rd St), John Shields & Sons (407 N. Marion), and Wilson Coal & Ice (326 N. Marion). Wilson Coal Company was no longer listed in the 1956 directory. No buildings associated with the business remain standing.

In the 1964 city directory, Robert J. Patterson is listed as retired. Robert and Jean Patterson continue to be listed here into the 1970s. The 1976 city directory only lists Jean E. Patterson as residing at 526 W. Main St. The property was later transferred from her estate in 1997.

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

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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

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

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

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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)

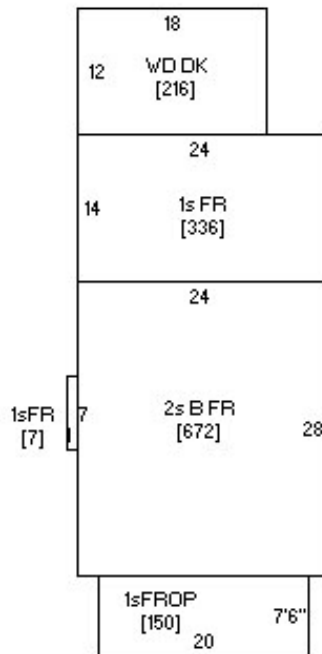


Photo from assessor's website



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Digital photographs



Photograph 92-00419-001 - House, looking northwest (December 2014)

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Photograph 92-00419-002 - House, looking northeast (December 2014)

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Photograph 92-00419-003 - House, looking southeast (December 2014)

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Photograph 92-00419-002 - House, looking east (December 2014)