

Iowa Site Inventory Form

State Historic Preservation Office

(July 2014)

State Inventory Number: 92-00405 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: John F. and Nannie E. Simpson House

B) Other names: West side survey map #WS-111

• **Location**

A) Street address: 509 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: Keck's Subdivision Block(s): Lot(s): W. 47' of Lot 1 and E. 19' 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		
2	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

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

01C08: Domestic / carriage house (stable)

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

09A06: Foursquare

B) Materials

Foundation (visible exterior): 04: Cut 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 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

John F. Simpson

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: April 19, 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>John F. and Nannie E. Simpson House</u>	<u>Washington</u>
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Narrative Description

This is a two-story frame Foursquare house built on the south side of W. Main Street in 1910. It sits on a stone foundation, and it is clad with wood weatherboard siding that is wider on the first story and narrower on the second story. The bottom of the second story siding flares out to the wood beltcourse between the stories. The hip roof is flared at the edge, and it has very wide eaves with a wood bead-board soffit. It is covered with asphalt shingles. There is a wide front porch spanning most of the façade with a hip roof that projects over the front rail. The windows are wood with wood surrounds with aluminum storm / screens. There is a bay window on the front of the house, a two-story oriel window on the east side toward the rear of the house, a staircase oriel window on the west side, and a third oriel on the rear of the house. There are two hip roof dormers, one facing north and the other on the west side as an extension of the staircase oriel window. At the west edge of the property, there is a one and a half story frame garage with wood windows and wood siding.

The two-story, three-bay façade faces W. Main Street to the north. It has a wide front porch with carpeted wood steps on the right/west side leading up to a carpeted floor. The porch's hip roof is supported by two arts and crafts style square columns centered on either side, and the roof is cantilevered on brackets to the front over the front railing. There is a wood railing with short square wood piers along the front and wood weatherboard siding on the portion from the house to the main columns. There is vertical wood grating below the porch. The entry door is located slightly right of center, and it is has a historic wood door with a beveled window. There is also an aluminum storm / screen door. To the right/west of the entry, there is a one-over-one-light double-hung wood window. On the left/east half of the first story, there is a bay window with a one-over-one-light double-hung wood window in each of the angled sides, and two fixed single-light windows with higher sills in the center section of the bay window. The window surrounds have additional trim which extends from the porch roof to the porch floor. The second story cantilevers over the angled bay window at the northeast corner of the house. There are two one-over-one-light double-hung wood windows with wood surrounds on the second story façade, one on the east/left half and one on the west/right half. Between them, located high on the wall and slightly right of center, there is a circular window with wood surround. A wide hip roof dormer is centered on the roof at the attic level. It has wood weatherboard siding, corner trim, and three one-by-one-light vinyl sliding windows with wood surrounds.

The west elevation is divided into three sections by a centered square oriel window. An entry is located between the window on the ground level, and the door is wood with a window in the top half and has an aluminum storm / screen door. The oriel window has the wider weatherboard siding and wood corner trim between the first and second story. There is a pair of one-over-one-light double-hung wood windows with wood surround and aluminum storm / screens between the first and second stories. Above the windows there is horizontal wood trim with flared skirting above it, and the wood weatherboard siding becomes narrower, matching the second story treatment. There is no corner trim in this portion of the oriel. The oriel rises through the eaves to a hip roof dormer with a wide six-over-one-light vinyl window with wood surround. The wood corner trim resumes at roof level and goes to the dormer eaves where there is another horizontal trim element. On the left/north/front section of the house, there is single-light fixed window with a high sill with wood surround and a fixed aluminum storm window. On the second story, there is a one-over-one-light double-hung wood window. On the right/south/rear section of the house, there is a smaller than typical one-over-one-light double-hung vinyl window with a wood surround and an aluminum storm / screen. On the second story, there is a

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one-over-one-light double-hung wood window with wood surround and an aluminum storm / screen. There are two two-light fixed wood basement windows, one centered in the left section and the other centered in the right section.

The east elevation is divided into a front/north half and a rear/south half. On the right/front/north half, there is a wide one-over-one-light double-hung wood window with wood surround and an aluminum storm / screen. The second story has a one-over-one-light double-hung wood window with wood surround and an aluminum storm / screen window which is the same size as other second story windows. The left/south/rear section is a two story oriel with angled side walls on the first story and square corners over the angled walls on the second story. There is wood corner trim which goes down to a trim on the corners of the bay window, and there is a one-over-one-light double-hung wood window with wood surrounds and aluminum storm / screens in each of the angled walls. The center portion of the first story of the oriel window has three narrow wood windows with wood surrounds. On the second story of the oriel window, there is a pair of one-over-one-light double-hung wood windows with wood surrounds and aluminum storm / screens.

The south elevation, the rear of the house, has a small rear entry vestibule on the right portion of the left/west half, to the west of the center of the house. It is clad with shiplap siding, and it has asphalt shingles on the hip roof. It has a centered entry door with a window in top third of the door, and two horizontal and three vertical wood panels below the window. There is also an aluminum storm / screen door. There is a small two-light fixed wood window on the east and west walls of the vestibule, and there is vertical wood grating below the porch. On the house to the left/west, there is a one-over-one-light double-hung vinyl window with wood surround. On the first story to the right/east, there is a square oriel window with a large window and an aluminum storm window. The oriel window has corner trim and an asphalt shingled hip roof. On the second story, there is a one-over-one-light double-hung wood window with wood surround and an aluminum storm / screen. It is located above the oriel window.

Southwest of the house is a one and a half story frame end gable barn / garage with access via a concrete driveway from W. Main Street. The Sanborn maps do not show a building here in 1917, 1931, or 1943, but rather show a garage at the southeast corner of the lot along the rear alley. It is unclear if this building was later moved or if this is a different building. The building is sided with wood siding, and there is a wood corner trim at all the corners. There are exposed rafter ends below the roof. There is a single-car aluminum garage door facing north. At the peak of the gable, there is a two-over-two-light, double-hung wood window with wood surround. The west elevation is sided with wider wood siding, and it has a four-light wood window with wood surround slightly to the right of the center of the wall. The east elevation has shiplap wood siding, and it has a wood entry door at the far right/north end of this side, with a four-light window on the left side of the door. The south elevation, the rear of the garage, has shiplap siding. Two four-light windows are evenly spaced in the wall. There is a matching four-light window in the peak of the gable. A large wood angled frame structure attached to the rear of the garage holds a five by two array of solar panels.

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Narrative Statement of Significance

The John F. and Nannie E. Simpson House appears to contribute historically and architecturally to the the potential residential historic district on the west side of Washington. This house was built in 1910 by contractor John F. Simpson, and it retains a large number of original features, including the distinctive front porch, bay windows, oriel windows, dormers, wide flared roof eaves, flared siding, and wood windows. The house appears to have been built to demonstrate his skill, as well as for a home for his family for a few years. The house is one of several large homes built in the neighborhood in the first decades of the 20th century, and one of several built during the development of this block in that period.

The house appears potentially to be individually eligible for listing on the National Register of Historic Places under Criterion C for architecture. The house retains a number of original features reflective of 1910 and the Foursquare style, as well as a number of distinctive features. Further evaluation of the interior would solidify this determination, as well as additional research on John F. Simpson.

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 to subdivide the larger property (Out lots 1 and 2), and this 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). The 1909 Sanborn map shows no construction on Lots 1-2. J. F. Simpson purchased the west 49 feet of lot 1 and the east 17 feet of lot 2 from Charles H. Keck on February 21, 1910. According to *The Improvement Bulletin*, April 9, 1910, page 34, J. F. Simpson was in the process or was planning to build that season a modern, eight room home on W. Main Street in Washington, Iowa. The 1910 city directory lists John F. Simpson as living at 403 W. Main Street and working as a contractor/carpenter. The 1910 census lists John F. Simpson (50) residing with his spouse Nannie E. Simpson (49) and son John E. Simpson (21) and foster son Frank Harvey (26). An ad in the *Evening Journal* on April 26, 1913 for J.F. Simpson, contractor and builder, notes that he will furnish plans and specs for houses. He is noted at 509 W. Main, with a photo of this house.

J. F. Simpson and wife sold the property to John R. Bryson on October 16, 1914. John R. Bryson (48) resided in Washington with wife Nora Lockridge Bryson (41) and lodgers Fred M. Flynn (24) and Dudley Allen (32) according to the 1910 census. The 1917 county directory lists John Bryson, retired, residing at 509 W. Main St. with wife, Nora. The 1917 Sanborn Map indicates that 509 W. Main St. is a two story residence with a full front porch and a one and one half story stable present near the alley on the southeast corner of the lot. They then bought the house to the east at 503 W. Main, owning it until 1919. The 1920 census has John R. (62) and Nora Bryson (51) as then renting at 117 ½ S. Marion.

John R. Bryson and wife sold the property on November 27, 1917 to L.J. (or L.T.) Burham. Leroy Test Burham was born on May 5, 1864, and he resided in Cedar Township, Washington, Iowa according to the 1885, 1905 and 1910 censuses. His occupation during those years was farming. The 1920 census lists Leroy T. Burham (54) residing at 509 W. Main St. with wife Sadie (48) and daughter Vida Burham (22). Sadie is a stenographer in a law office.

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L. J. Burham and wife sold the property to Alice B. Yard on May 1, 1925. The 1920 census lists C. B. Yard (50) residing with his wife Alice (48), and daughter Irene (16) in Oregon Township, Washington, Iowa. The 1926 telephone directory lists C.B. Yard at 509 W. Main. The 1930 Census lists Clarence B. Yard (60) residing at 509 W. Main St. with his wife Alice B. Yard (58) and boarder Mildred Patterson (24, assistant auditor at the courthouse). The value of the house is \$6,000. The 1931 and 1943 Sanborn Maps do not show any changes other than the once stable is now an auto garage. The 1940 census lists Clarence B. Yard (70) residing at 509 W. Main St. with wife Alice (68) and daughter Irene (36). The 1932 Telephone directory, 1935 city directory, 1938 city directory, 1941 city directory, and 1954 city directory list C. B., Alice, and Irene Yard residing at 509 W. Main St. According to the 1941 city directory, C. B. Yard is a retired farmer. Clarence Bertrand Yard died on November 15, 1955 and is buried in Elm Grove Cemetery, Washington.

Alice B. Yard, widow sold the property (west 47 feet of Lot 1, and east 19' of Lot 2) on March 22, 1956 to Charles J. Franzen. According to the 1964 city directory, Charles J. Franzen is a meterman for Iowa Southern Utility Co., residing at 509 W. Main St. with his wife Delores D. and children Gary (12), Diane (10), Cheryl (9), Dennis (7) and Gerald (4). Charles is a meter repairman for Iowa Southern Utility Co listed in the 1967 city directory with Delores and children Gary (1952), Diane (1954), Cheryl (1955), Dennis (1956) and Gerald (1959). All of the information still confirms the family residing at 509 W. Main St. in the 1969 city directory and 1972 city directory, and the 1976 directory lists Gerald as the only child.

Charles J. Franzen and wife sold the property to Merle and Roberta V. Schnoebelen on November 13, 1976. Merle E. and Roberta V. Schnoebelen sold the property to Thomas L. and Barbara F. Powers on April 25, 1978.

Bibliography

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

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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

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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)

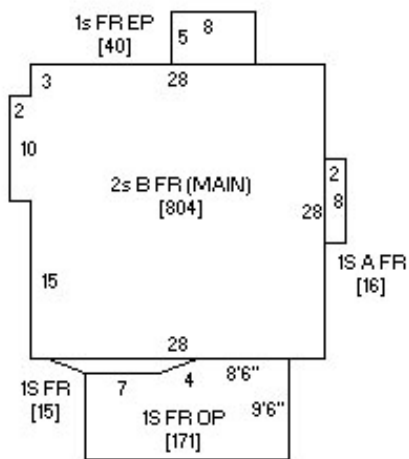


Photo from assessor's website



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Historic images



April 26, 1913 – *Evening Journal* – 20th anniversary edition – page 2

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Digital photographs



Photograph 92-00405-001 - House, looking southeast (December 2014)

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Photograph 92-00405-002 - House, looking southwest (December 2014)

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Photograph 92-00405-003 - House, looking north (December 2014)

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Photograph 92-00405-004 - Garage, looking northeast (December 2014)