

Iowa Site Inventory Form

State Historic Preservation Office

(July 2014)

State Inventory Number: 92-00407 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: Henrietta F. Stewart House

B) Other names: West side survey map #WS-113

• **Location**

A) Street address: 523 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): 3 exc S 8.25'

• **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

09A06: Foursquare

B) Materials

Foundation (visible exterior): 10A: Concrete block

Walls (visible exterior): 15B: Vinyl

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
 D: A cemetery. achieved significance within the past 50 years.

C) Areas of significance

Enter categories from instructions

Community planning and development

D) Period(s) of significance

E) Significant dates

Construction date

1907 *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: May 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: _____

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Narrative Description

This is a two-story frame Foursquare house on the south side of W. Main Street. The house sits on a rusticated concrete block foundation, and it is clad in vinyl siding. The hip roof is covered with asphalt shingles, and it has three hip-roof dormers. The façade has a full front porch, and there is an oriel window on the east side. Most of the windows are vinyl replacements, and all the windows have vinyl surrounds. There is a one-story frame addition on the rear of the house. A two-car detached frame garage with access from W. Main Street sits to the southwest of the addition. Two small frame sheds are located at the south end of the property.

The façade faces W. Main Street to the north. A full front porch is approached by a sidewalk made of historic brick pavers. Concrete steps faced with brick lead up to the composite porch floor, and the porch sits on brick piers, with vinyl grating between the piers. The railing, balusters, and turned columns with square bottoms are vinyl, but the spindle work and brackets are wood. The historic wood entry door, located in the center of the first story, has a beveled window, and it has a aluminum storm / screen door. The left/east section of the first story has a large one-over-one-light double-hung vinyl window. The right/west section has a set of three one-over-one-light double-hung wood windows with decorative glass in a diamond pattern in the upper sashes. The second story has a one-over-one-light double-hung vinyl window located above each set of first story windows. The hip-roof dormer is centered on the roof at the attic level, with a pair of decorative diamond-pattern windows.

The east elevation has a one-over-one-light double-hung vinyl window on the north/right/front half of the first story. On the left/south/rear half, there is an oriel window with wood brackets supporting the window. There are three four-over-four-light double-hung vinyl windows in the oriel window. On the second story, there are two one-over-one-light double-hung vinyl windows, one near the front of the building and the other centered above the oriel window. A hip-roof dormer is also centered on the roof on this side, with a pair of decorative diamond-pattern windows. There are two one-by-one-light vinyl sliding windows in the basement, one located under each of the first story windows.

The west elevation is divided into three sections by a centered dormer with three windows that extends the wall surface above the roofline. To the left of the dormer, a brick chimney rises above the roof. Between the first and second stories, there is a set of three one-over-one-light double-hung vinyl windows on interior stairs. Slightly to the right/south of center, there is a side entry with a wood door on the ground level, with a one-by-one-light vinyl, sliding basement window located on either side of the entry in the foundation. The second story has a one-over-one-light double-hung vinyl window on the north/left/front end. There is a matching one-over-one-light double-hung vinyl windows with a diamond pattern on the lights on the south/right/rear section. The first story under this window also has a smaller one-over-one-light double-hung vinyl window with higher sill than typical for the house.

The first story of the south elevation, the rear of the house, is covered with a one, story frame addition with a gable roof. The addition's east elevation has a group of three single-light casement windows on the south half of the wall. The west elevation has no fenestration. The south elevation of the addition has a three-part patio door with a hinged center entry door and side windows. Wide wood steps lead down to a concrete patio. The section in the southwest corner of the rear is the original rear porch/vestibule, and it sits on the same rusticated concrete block foundation as the house. On the

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second story of the original house, there are two one-over-one-light double-hung vinyl windows, one roughly centered and the other to the right.

The detached garage is located to the southwest of the house. The assessor lists a construction date of 1984. It has a poured concrete floor and concrete block foundation. It is frame, clad with vinyl siding, and has asphalt shingles on the gable-front roof. There are two one-car aluminum garage doors facing north, with a steel entry door on the east. The south elevation is earth bermed, and has two single, light fixed vinyl windows. The garage is counted as a non-contributing building in a potential historic district.

Along the rear of the property, there are two one-story frame sheds. The smaller shed is at the southeast corner of the lot, and faces north. It has a wide crossbuck wood door, and no window. The larger shed, near the center of the lot, faces east, and has a gambrel roof covered with asphalt shingles, and is clad with vinyl siding. The north elevation faces the house, and has a small wood porch with wood floor, railing and columns supporting the roof. There is a wood entry door (split, or half door style) on the left, and a pair of one-over-one-light double-hung wood windows. The east elevation, the gable end of the building, has a one-over-one-light double-hung window in the gable end, with a pair wide wood crossbuck style doors below. The west elevation has a one-over-one-light double-hung window in the gable end, with two one-over-one-light double-hung windows on the first story. The south elevation has no fenestrations. These sheds are not tabulated on the property.

Narrative Statement of Significance

The Henrietta F. Stewart House appears to contribute historically to the potential residential historic district on the west side of Washington. The house was built as part of the development of Keck's Addition in the early 20th century, subdividing an earlier larger property and increasing the density of the neighborhood. The house is one of a number of large Foursquare homes built in the neighborhood in this period, and it is significant within this period of development in the neighborhood.

The house does not appear individually eligible for listing on the National Register of Historic Places under Criteria A, B, or C. The replacement windows and vinyl siding have impacted the integrity of the house for individual listing, and the house does not appear strongly associated with significant 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 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. The 1909 Sanborn map shows no construction on Lots 1-2, with four houses to the west on Lots 3-6.

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On January 28, 1910, Ira M. Sproull sold Lot 3, except the south 8.25', to H.F. Stewart. This is the first transfer of lot 3 since the platting of the addition. The assessor lists a construction date of c.1907 for this house, and the house does appear on the 1909 Sanborn map, confirming construction by this date. Thus, Sproull appears to have developed the lot with this Foursquare house and then sold it. Ira Sproull is the son of Robert S. and Margaret Sproull, and his sister Minnie Sproull married Charles H. Keck. Thus, he is related to the Keck family by marriage, and he was likewise involved in banking, as were Joseph Keck and his son Charles Keck. According to the marriage records, Charles H. Keck, son of Joseph Keck and Elizabeth Jackson married Minnie Sproull, daughter of Robert Sproull and Margaret McGowen, on November 11, 1885 in Washington. The 1900 Census lists Charles Keck (38, capitalist) residing in Washington with his wife, Minnie E. Keck and a boarder Alice E. Fluke (20, teacher). The 1910 census lists Charles H. Keck (48), wife Minnie E. Keck (46), and his mother-in-law Margaret J. Sproull (76). In 1903, the First National Bank was reorganized as the Citizens National Bank, with Charles H. Keck as president. The bank was short-lived, merging into Keck's Citizens Savings Bank in June 1908. At the time of the merger, officers were C. H. Keck, president; C. M. Keck, Frank Stewart, and Ira Sproull, vice-presidents; and Frank R. Sage, cashier (Burrell 1909, Vol. 1: 372). According to the 1905 census Ira M. Sproull resided in Ward 1, Washington, was 34 years old, married, and a banker. By 1910 Ira M. Sproull (39) resided in Waterloo, Iowa with his wife Eda Sproull (40) and sons Harry (14) and Henry (11).

As noted, this house appears on the 1909 Sanborn map, a simple square footprint with a full front porch and rear entry porch/vestibule. The address is listed as 519 W. Main, later changed to 523 W. Main St. Henrietta F. Stewart then bought this house on January 28, 1910. Henrietta F. Stewart is the widow of William S. Stewart. According to the 1900 census, William S. Stewart (51) was a stock buyer and resided in Washington with his wife Henrietta Stewart (49) and children William G. (15) and Helen L. (11). The 1910 census lists Henrietta Stewart residing in Washington, Ward 1, with children William G and Helen. The city directory of 1910-1911 lists Mrs. Henrietta Stewart residing at 519 W. Main St. with Helen S., a student, and William G., a clerk for the post office.

H. F. Stewart sold the property to J. N. Sands on July 5, 1916. The 1900 census lists James N. Sands (50, farmer), residing with wife Ester C. and children in Oregon Township - Ainsworth. By 1910, James resided in Washington, Ward 3, with wife Ester C., and children J. Ed and Ida B. The 1917 county directory lists James N. Sands as retired, residing at 519 W. Main with wife Ester C. and daughter Ida B., who is a seamstress for Rothchild's (an upscale women's dress store). There are no changes on the Sanborn map for 1917, and the address is still 519 W. Main. James Nathaniel Sands died on December 9, 1924 and is buried in Ainsworth, Iowa.

J. N. Sands and wife sold the property to W. J. Todd on June 21, 1919. The 1920 Census lists William J. Todd (50) residing at 519 W. Main in Washington, Ward 1, with his wife Myrtle (50). Prior to this according to the 1905 and 1910 census, William J. Todd and his wife Myrtle resided in Jackson Township where he farmed.

W. J. Todd and wife sold the property to Frances Galloway on February 28, 1923. The 1920 census lists Frances A. Galloway (66) residing with her husband William M. Galloway (69) and children William R. (37), Irwin A. (29), and Earl C. (23) in Washington, Iowa. The 1926 telephone directory lists Mrs. W.M. Galloway living at 523 W. Main Street. The 1930 census lists Francis A. Galloway (77, widow)

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residing at 525 W. Main with her son William R. (25), who is a general farm laborer. The value of the house is listed as \$5,000.

Frances Galloway sold the property on August 16, 1930 to Daryl D. Dayton. Daryl D. Dayton married Margaret F. Wood on December 26, 1928. The 1931 Sanborn map indicates the one story auto garage has been built in the southwest area of the property (since 1917). James D. Dayton was a real estate agent and resided at 218 E. Main through this period with his wife Florence M. Dayton. They used this property as a rental property. The 1935 directory lists L.P. Morrison renting this house at 523 W. Main. The 1940 census lists James W. McBurney (44) renting the house at 523 W. Main with wife Hazel (47), and children George W. (14), Gordon P. (10), and James H. (5). James is a salesman for stock feed, and George is a "new worker." The 1941 city directory lists J. W. McBurney residing at 523 W. Main with his wife Hazel and children George (15), Gordon (11) and Jimmy (6). J. W. is the salesman for Ralston Purina Co.

Daryl D. Dayton sold the property on April 28, 1945 to Melba and Marvin R. Buckwalter. The 1940 census lists Marvin Buckwalter as an attendant for a service station, his wife Melba is an operator of a beauty salon, and they resided at that time at 284 N. 7th in Washington Ward 2.

Melba Buckwalter and husband quickly sold the property to L. R. and Carrie Carbee on November 26, 1945. Lyman R. Carbee (52) was a telegraph operator for the railroad according to the 1940 census, and at that time resided at 320 S. Iowa Ave with his wife Carrie M. (54) and daughter Carolyn M. (19). The 1954 city directory lists L. R. Carbee residing at 523 W. Main St. They are listed in the 1964, 1967, 1969, 1972 and 1976 city directories here as well, and he had retired. L R Carbee refinanced with the First National Bank in Iowa City on January 4, 1977.

On September 21, 1977, L. R. Carbee and First National Bank sold the property to Merrill L. and W. Ann Mason with a notation under trust agreement with Lyman R. Carbee. Merrill L and Ann Mason were owners and managers of Mason's True Value in Washington, Iowa.

Merrill L. and W. Ann Mason sold the property in May 1983 to Grant A. and Terri R. Walker. Grant A. Walker is a part owner of Walker Livestock, and Terri owns a beauty salon in the home of 523 W. Main St. They continue to own the house and reside here.

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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)

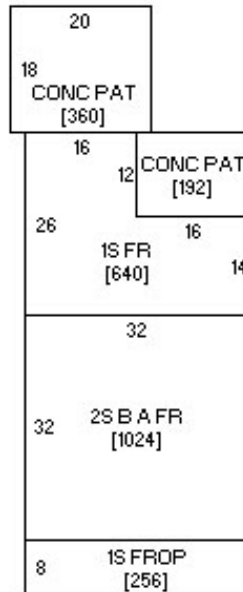


Photo from assessor's website



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Digital photographs



Photograph 92-00407-001 - House, looking southeast (December 2014)

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Photograph 92-00407-002 - House, looking southwest (December 2014)

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Photograph 92-00407-003 - House, looking northwest (December 2014)