

Iowa Site Inventory Form

State Historic Preservation Office

(July 2014)

State Inventory Number: 92-00744 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 Mark and Johannah Pratt House

B) Other names: West side survey map #WS-029

• Location

A) Street address: 515 W. Jefferson 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: Subdivision of Outlot 4 Block(s): _____ Lot(s): E 66' of Lot 3

• 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: Front gable

Foundation (visible exterior): 04: Stone

walls (visible exterior): 10B: vinyl

Roof: 08A: Asphalt shingles

Other: foundation 10: Concrete

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
 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

1890 *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: August 5, 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>Mark and Johannah Pratt House</u>	<u>Washington</u>
Name of Property	County
<u>515 W. Jefferson Street</u>	<u>Washington</u>
Address	City

Narrative Description

This is a one-and-one-half-story gable-front frame house built on the south side of W. Jefferson Street. The house sits on a stone foundation which has been clad with stucco, although some has fallen off to reveal the stone. The front gable roof is covered with asphalt shingles, and the house is clad with vinyl siding. The windows are also vinyl. The assessor photograph shows the house before these recent modifications, and the windows were historically two-over-two-light double-hung wood windows. There is a full front porch on the front of the house, and an enclosed porch and wood deck at the rear of the house. There is a small outbuilding at the south end of the lot next to the alley.

The façade, the north elevation, has a hip-roof front porch. It has square wood columns and a single centered step. There is a centered entry with a vinyl door and an aluminum storm / screen door. On either side of the entry, there is a one-over-one-light double-hung vinyl window. On the second story, there is a one-over-one-light double-hung vinyl window centered below the peak of the gable.

The east elevation has two evenly distributed one-over-one-light double-hung vinyl windows.

The west elevation has a one-over-one-light double-hung vinyl window on the right/south/rear half of the house. There is a small basement window, also located toward the rear of the house.

The rear of the house, the south elevation, has a one-story rear addition on a concrete foundation. The 1917 Sanborn map does not show a rear addition, but it is present on the 1931 map. To the right/east of the addition on the south elevation of the house, there is a wider one-over-one-light double-hung vinyl window with a sill somewhat higher than typical for this house. On the second story, there is a typical size one-over-one-light double-hung vinyl window centered below the peak of the gable. The rear addition has a smaller one-over-one-light double-hung vinyl window on its west elevation, and another one-over-one-light double-hung vinyl window on its east elevation. On the south, there is an entry at the right/east and a roughly centered one-over-one-light double-hung vinyl window. A wood deck sits to the south of the enclosed porch. It has wood railings and balusters, floor, and steps leading down to the yard.

At the south end of the lot there is a side gable outbuilding clad with aluminum siding. An outbuilding is noted here on the 1931 and 1943 Sanborn maps, not labeled as a garage. The foundation is poured concrete, and the roof is covered with asphalt shingles. Exposed rafter tails are found under the side eaves. The south elevation has two wood half doors, one at each end of the building (like for horses in a barn). There is a small one-over-one-light double-hung vinyl window near the peak of the east gable, and a small fixed wood window near the peak of the west gable. The north elevation, facing the house, has wood door just to the left of center.

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Narrative Statement of Significance

The Mark and Johanna Pratt House appears to contribute historically to the potential “west side” residential historic district in Washington. This simple gable-front house was likely built in the 1890s for rental income on property owned by Sarah Beaty, a widow who lived in the corner house. A similar arrangement existed with a secondary house for the property on the northeast corner of Jefferson and S. Avenue D. The house was sold in 1912 after her death to Mark and Johanna Pratt, who then lived here until their deaths in 1956 and 1965.

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

History / research summary of property (chronological order, by owner/period):

The 1869 birds-eye view and the 1874 atlas show a vacant lot here. On October 26, 1867, David P. Sturges and wife sold a part of Out Lot 4 to John S. Beaty, described as starting 126 feet west of the northeast corner (now northeast corner of Lot 3), then south 132 feet, west 138 feet (including lots 3 and 4 currently), the north 132 feet, and east 138 feet to beginning. John S. Beaty is listed as owning other land in Out Lot 4 in the early entries in the transfer book dating to pre-1866, which appears to be the property to the east including the corner house. The 1856 census lists the family as living in Cedar Township, Washington County: John S. (45), Sarah A. (41), and six children, including Rebecca (5). John Beaty died on January 31, 1879. The 1880 census lists Sarah (66) and Rebecca (29) living on Jefferson Street in Washington. The 1885 Iowa census lists Sarah Beatey (69, widow), living on Jefferson St with Rebecca (33). The household after them is that of Ralph Dewey, who lived across the street on the north corner, and the household before them is laborer Lodwig and Morfel Morton, perhaps the house on Lot 2. The previous household then appears to be a different block. Rebecca married Henry Sanford in 1891 (who had lived with his parents on the block to the north). The 1894 atlas then shows the footprint of a simple gable-front house here on Lot 3, as well as two houses to the east on Lots 1 and 2. The corner house on Lot 1 (demolished) was the residence of Sarah A. Beatty, who is listed at 503 W. Jefferson in the 1894 city directory. The directory then lists a Mr. Guthrie at 505 W. Jefferson, which appears to be the earlier house on Lot 2 (replaced c.1921). No other listings were then identified for the 500 block. Thus, this house appears to have been built for rental income by the Beaty family, sometime between 1874 and 1894, perhaps around 1894. The assessor lists an estimated construction date of c.1890. The earlier assessor photograph of the house shows two-over-two-light double-hung wood windows, which would be consistent with the 1880s or 1890s. The 1895 Iowa census lists Sarah Beaty (80), living with Henry M. Sanford (45, livery man) and Rebecca (44) likely in the corner house. The 1900 census continues to list the three living together, with no address included to identify the family in this house to the west. The 1903 city directory lists George A. and Marie Graff living at 515 W. Jefferson. The house appears with the simple rectangular footprint on the 1909 Sanborn map. Sarah A. Beaty then died in 1910, and her property on this block was inherited by her children. No resident was identified in this house in the 1910-11 city directory.

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On September 28, 1912, Henry M. Sanford et al (heirs of Sarah) sold this property (now described as the east 66 feet of Lot 3 in Out Lot 4) to Johannah Pratt. In the 1910-11 city directory, Mark Pratt and his wife Hannah are living at 320 North Avenue C., and he is a driver for E. Bovee, a drayman. The 1915 Iowa census lists Mark Pratt, a city marshal, living in Ward 4. He values his home at \$1,000 and lists no encumbrance on it. The 1917 county directory lists Mark Pratt and his wife Johanna living at 515 W. Jefferson Street, noting he is employed by the Gas Company. The 1920 census lists Mark Pratt, head of the household and home owner with no mortgage, age 42 and working as a bridge carpenter. His wife Hannah is 37 years old, and a nephew Henry Little, age 8, is living with them. The census in 1930 again lists the family as H. Mark Pratt, head of the household, and owner of a house valued at \$1,000. He is 53 years old, and working for a transfer line as a drayman. Johanna, his wife, is 48 years old. He is also listed in the 1932 telephone directory at this address, and in the 1935 city directory, which notes he is working as a drayman. The telephone directory listings for Pratt at this address continue through 1962. The 1940 census again lists the residents at 515 W. Jefferson Street as Mark Pratt, age 63, and his wife Hannah, age 58. He is working for the city police. The 1941 city directory lists Pratt as a night policeman for the city of Washington, and he and Johanna are still living at this address. Pratt died in January 1956, and Hannah continued to live in the house. She was listed in the 1964 city directory as Mrs. Hannah Pratt, widow of Mark, and owner of the property.

Henry A. Little, conservator for Hannah Pratt, transferred the property to Jane T. Bruders on December 13, 1966. The city directory for 1967 lists Jane T. Bruders living at this address, with her children Sharon and Sheila R. In the 1969 city directory, the residents here are Jane T. Bruders, widow of Roy, and Sheila R. Bruders, and this listing is repeated in the 1972 city directory. Only Jane Bruders was listed here in the 1976 directory. The current owner is Sheila Bruders Harper.

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Location map



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

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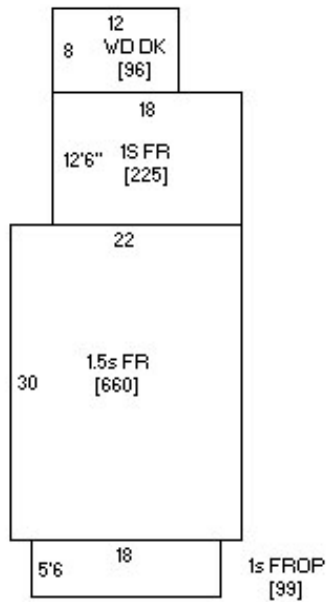
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Building plan (from assessor's website)



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Photo from assessor's website



earlier photograph showing 2/2 wood windows

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Digital photographs



Photograph 92-00744-001 - House, looking southwest (December 2014)

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Photograph 92-00744-002 - House, looking northeast (December 2014)

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Photograph 92-00744-003 - Garage, looking southwest (December 2014)

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Photograph 92-00744-004 - Garage, looking northeast (December 2014)