

Iowa Site Inventory Form

State Historic Preservation Office

(July 2014)

State Inventory Number: 92-00409 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: Charles F. and Mary A. Wabnitz House

B) Other names: West side survey map #WS-115

• **Location**

A) Street address: 601 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): Lot 5

• **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

05D: Queen Anne

B) Materials

Foundation (visible exterior): 04: Stone (stucco)

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 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

1903 *check if circa or estimated date*

Other dates, including renovations

c.1999

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: December 30, 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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Charles F. and Mary A. Wabnitz House

Washington

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Narrative Description

This is a two-story frame Queen Anne house built around 1903 on the south side of West Main Street. The house sits on a stone foundation clad with stucco. The house has a combination hip and cross gable roof with asphalt shingles. The house is clad with vinyl siding, and there are fishscale vinyl shingles on the gable ends. The windows are vinyl replacements with vinyl surrounds. The house has a full front porch and an oriel window on the east side. A detached two-car cross gable garage is located at the southwest corner of the lot.

The façade (north elevation) is divided into two sections, with the left/east section slightly projected. There is a full front porch with round vinyl columns, vinyl steps and porch floor, and vinyl railings and balusters. Along the porch eaves, there is decorative trim, and there is square vinyl grating below the porch floor. On the first story, the setback/west/right section has the historic wood entry door with beveled window nearly centrally located on the façade and a one-over-one-light double-hung window to the left/west. There is a one-over-one-light double-hung vinyl window centered on this section on the second story. The projected left section of the façade has a wide one-over-one-light double-hung wood window centered on the first story, with a one-over-one-light double-hung wood window above on the second story. The second story windows are slightly narrower than those on the first story. The left section of the façade has a gable with gable returns and vinyl fishscale shingles. Centered in the gable is a one-over-one-light double-hung vinyl window with diamond panes in the upper sash.

The east elevation has two sections on the main portion of the house and then the east side of the rear addition. The right/north/front section, closest to the street, has a wide one-over-one-light double-hung vinyl window on the first story, and a slightly narrower one-over-one-light double-hung vinyl window on the second story. The left/south section of the main portion of the house is slightly projected and has a gable roof with gable returns. On the first story, there is an oriel window supported by four wood brackets. The oriel window has three one-over-one-light double-hung windows with decorative upper sashes. On the second story, there is a centered one-over-one-light double-hung wood window. The gable on this section is clad with fishscale vinyl shingles, and a one-over-one-light double-hung vinyl window is centrally located below the peak of the gable. There is a vinyl three-light basement window under the oriel window and also under the first story window in the right/front section. The side of the rear addition has an open back porch with vinyl columns, floor, railings, and grating below the porch. There is one-over-one-light double-hung vinyl window at the left end of the porch, and a south facing steel entry door with an arched single light in the upper half of the door, which leads into a small enclosed portion of the north end of the porch. Above the porch roof on the side of the addition, there is one-over-one-light double-hung vinyl window with a higher than typical sill and a regular one-over-one-light double-hung vinyl window.

The west elevation is divided into three sections, with the center section protruding several feet beyond the other two sections. On the left/front section, there is a wide one-over-one-light double-hung vinyl window on the first story, and above it, another slightly narrower one-over-one-light double-hung vinyl window. There is a one-by-one-light, sliding vinyl basement window below the other windows in this section. The center section is actually the right/south section of the original porch of the house, and it protrudes as a cross-gable section. It has a wood entry door with a single fixed light in the upper half of the door, and an aluminum storm / screen door. To the far right of the door is a small one-over-one-light double-hung vinyl window with a higher than typical sill, and below that window is a one-by-one-

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light sliding vinyl basement window. Between the first and second stories on the left, located above the entry door, there is a pair of tall, narrow one-over-one-light double-hung vinyl windows. The gable in this section is clad with vinyl fishscale shingles, and has a decorative one-over-one-light double-hung window centered in the gable with diamond panes in the upper sash. The rear/right section is the side of the c.1999 rear addition, and it sits on a poured concrete foundation. On the first story, there is one-over-one-light double-hung vinyl window to the right of center. Above it, and slightly farther to the right, there is one-over-one-light double-hung vinyl window.

The south elevation, the rear of the house, consists of the rear of the original house and the rear of the addition. The assessor lists a construction date of 1999 for the rear addition. The right section is the rear of the original house, and it has a wide one-over-one-light double-hung vinyl window centered on the first story, and a one-over-one-light double-hung vinyl window above it, on the second story. There is a basement window below these windows. The south side of the rear addition has a set of three one-over-one-light double-hung vinyl windows somewhat right of center on the first story. Above them and centered in the second story is a set of three smaller one-over-one-light double-hung vinyl windows. The gable has gable returns similar to the original ones on the house, and it is also clad with vinyl fish-scale shingles and has a one-over-one-light double-hung window centered in the gable.

The two and a half car frame garage has a cross gable roof covered with asphalt shingles. It sited at the southwest corner of the lot, with driveway to W. Main to the north. The assessor lists a construction date of 1997. There is a double car aluminum garage door north with a steel entry door to the left of it. The east and west elevations each have a one-by-one-light sliding vinyl window centered in the wall. There is no fenestration on the south elevation. East of the garage is an eight-sided, oval, enclosed, wood gazebo. A wood pergola structure surrounds the gazebo on the east, south and west sides.

Narrative Statement of Significance

The Charles F. and Mary A. Wabnitz House appears to contribute historically to the potential residential historic district on the west side of Washington. The house was built as one of the two first homes in the development of Keck's Addition in the early 20th century, and it is one of several large Queen Anne homes built in this neighborhood around the turn of the century. The house is significant within this period of development of 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 siding have impacted its historic integrity for individual listing.

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

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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.

The first transaction for Lot 5 is Charles H. Keck and wife selling it to Emma A. Skinner on November 14, 1902. The house may have been built in 1902 prior to this sale, or built in 1903 by Wabnitz. According to marriage records, T. W. Skinner and Emma A. Sproull were married on November 11, 1892 in Washington, Iowa. Emma A. Sproull was the daughter of Robert S. Sproull and Margaret MCGowen. Charles H. Keck married Emma's sister Minnie Sproull on November 11, 1885 in Washington, so he sold the lot to relatives. By the 1905 census, the Skinners resided in the city of Des Moines.

Emma A. Skinner and husband quickly sold Lot 5 to C. F. Wabnitz on February 2, 1903. According to the 1900 census, Charles F. Wabnitz (55) was a capitalist residing in Lettsville town, Grandview Township, Louisa County, Iowa. His wife, Mary A. Wabnitz (50), lived with him, as well as children Alpha (18), Edith (15), Dessie (12) and Mildred (10). Previously, Charles was listed as a farmer in Louisa County, Iowa. The 1903 city directory lists C. F. Wabnitz as a retired farmer living at 531 W. Main Street with Mrs. M. A. Wabnitz and daughters Dessie and Mildred. The 1908 telephone directory lists C.F. Wabnitz residing at 531 W. Main St. The 1909 Sanborn map lists the address as 531 W. Main, and the house has full front porch, bump-outs on the sides and rear, a rear porch, and the two-story barn with a porch to the west. The 1910 Census lists Charles Wabnitz (64) with his daughter Mildred (20). Charles Wabnitz later died in 1918 and is buried in Letts, Louisa County, Iowa.

C. F. Wabnitz sold the property to C. R. Wells on March 17, 1911. According to the 1905 census, C. R. Wells (56) resided in the Dutch Creek Township (West Chester) and was engaged in farming. The 1910-11 city directory and 1917 county directory do not list the Wells or Wabnitz as residing at this location. The 1917 Sanborn map shows the same footprint for the house and the two story barn on the alley. The address is still 531 W. Main Street.

The house then went through two quick owners. The next transaction is April 28, 1919 when C. R. Wells and wife sold the property to Charles H. Pauls. Charles H. Pauls and his wife Blanche lived at 529 W. Main Street (next door to the east) and sold that property on November 26, 1912. Charles H. Pauls was the assistant cashier to the First National Bank in Washington, Iowa. Charles H. Pauls sold the property to William A. Palmer et.al on February 25, 1920. The 1920 census lists William A. Palmer (62) residing in Washington Ward 2 with wife Martha B. Palmer (55) and daughter Fern Palmer (20).

William A. Palmer sold the property on February 24, 1921 to Jacob Hotle. The 1926 telephone directory lists Jake Hotle living at 601 W. Main. The 1930 census indicates Jacob Hotle (72) residing at 601 W. Main Street with his wife Ida B. (69), daughter Cora M. (47), son Dallas V. (27, painter) and boarders Walter P. Oetjen (25) and Edgar A. Oetjen (20). Walter and Edgar are proprietors of a seed store. The Oetjen Seed Store was started on the west side of the square on October 29, 1929 by Walt and Ed Oetjen, selling bulk garden seeds, field seeds, hybrid corn, etc (*Evening Journal* – Washington County Centennial Celebration – July 1936 – page 61). The house is valued at \$6,000.

Jacob Hotle and wife sold the property to Bertha E. Phillips on September 5, 1930. The 1931 Sanborn map does not show changes to the footprint but the address changed to 601 W. Main Street. A garage also has been built and the carriage house demolished since 1917. Bertha E. Phillips was married to

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Jesse S. Phillips, and he died on April 1, 1928. In the 1930 census, Bertha E. Philips is head of the household and widowed. She resides with her adopted daughter Fayella Phillips (9). Mrs. Bertha Phillips is listed in the 1932 telephone directory as residing at 601 W. Main.

Bertha E. Phillips sold the property on May 14, 1935 to Emma Wittman. The 1935 directory lists T.H. Peters living here. The 1940 census indicates that the property of 601 W. Main is rented to the Huber family: Otha E. Huber (56, buyer for livestock), .wife Beryl (53), daughter Iona Jean (18, a "new worker"), and Herbert (16, a janitor in a private home).

Emma Wittman sold the property on October 1, 1940 to P.H. Naber. The 1940 census lists Peter H. Naber (45) residing in Muscatine, with wife Ester (42), son Robert (23), and daughter Genevieve (21). Peter is a salesman for real estate, Robert is a salesman for electric supplies, and Genevieve is a stenographer for a dairy products company. The 1941 city directory lists O. E. Schmitt residing at 601 W. Main with his wife Effie, Miss Catherine Russell, Miss Dorothy Kammeuller, and Robert Rock. O. E. is the secretary of the Chamber of Commerce, Catherine is a waitress for North Side Café, Dorothy is an instrumental teacher for Stewart School, and Robert is single and a bookkeeper for Iowa Southern Utility Co.

P.H. Naber and wife sold the property on July 28, 1941 to Frances E. Chandler. The 1940 Census has Frances E. Chandler (32) as the wife of J. Wilb(ur?) Chandler, who was a county agent, and they resided at 214 North 4th.

Frances E. Chandler and husband sold the property on May 1, 1943 to Millard E. and Pauline DeLashmutt. The 1943 Sanborn map shows a two story house with a notch on the west and an auto garage on the southwest by the alley, the same features as the 1931 map. Millard E. and Pauline DeLashmutt resided at 601 W. Main according to the 1952, 1954, and 1956 telephone directories as well as the 1954, 1964, 1967, 1969, 1972 and 1976 city directories. Millard E. was a circulator for Elder and Shannon Co. (*The Washington Journal*) and he retired around 1967. Millard C. DeLashmutt resided with them according to the 1967, 1969 and 1972 city directories. He was a teacher in 1967 and a waiter at the Blue Note in 1969 and 1972. The estate of Pauline M. DeLashmutt transferred the property to Millard E. DeLashmutt on August 16, 1976. He continued to live here. The Millard E. DeLashmutt estate later sold the property to Rachel Nicola and David E. Stoufer on April 17, 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)

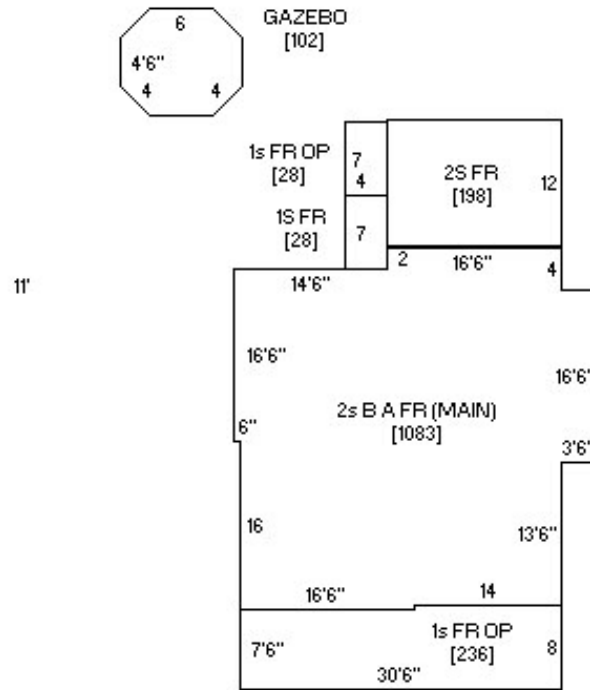


Photo from assessor's website



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Digital photographs



Photograph 92-00409-001 - House, looking southwest (December 2014)

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Photograph 92-00409-002 - House, looking southeast (December 2014)

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Photograph 92-00409-003 - House, looking east (December 2014)

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Photograph 92-00409-004 - House, looking northwest (December 2014)

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Photograph 92-00409-005 - Garage, looking south (July 2015)