

Iowa Site Inventory Form

State Historic Preservation Office

(July 2014)

State Inventory Number: 92-00385 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 Leander D. and Catherine Robinson House

B) Other names: West side survey map #WS-055

• Location

A) Street address: 400 W. Washington Boulevard

B) City or town: Washington (Vicinity) County Washington

C) Legal Description:

Rural: Township Name: _____ Township No.: _____ Range No.: _____ Section: _____ Quarter: _____ of Quarter: _____

Urban: Subdivision: Addition to Washington Block(s): 3 Lot(s): 8

• 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

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

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): 03: Stone

walls (visible exterior): 02: 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 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

1900 *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: Tim Johnson & Mary Patterson, volunteers; Rebecca Lawin McCarley, consultant Date: 6-4-2015

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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Leander D. and Catherine Robinson House
Name of Property

Washington
County

400 W. Washington Boulevard
Address

Washington
City

Narrative Description

This is a two-story frame Queen Anne house built on the northwest corner of the intersection of W. Washington Boulevard and S. Avenue C in 1900. The house sits on a cut stone foundation, and is clad with narrow wood weatherboard siding. The cross gable roof is covered with asphalt shingles. The house retains several Queen Anne features, including wood fishscale shingles and decorative windows on the gables, leaded glass windows, and two historic brick chimneys. There is a Craftsman style porch at the southeast corner of the house that replaced an earlier porch in the 1920s. To the left of the porch, a wide wood shed roof spans the front of the house, and is supported by decorative braces. There is a large two-car garage at the north edge of the lot with access from South Avenue C.

The façade, the south elevation, has two sections. On the southeast corner, there is a brick Craftsman style wrap-around porch. The porch replaced an earlier porch in the 1920s (between 1917 and 1931 Sanborn maps) The steps and porch floor are carpeted, and there is solid brick from ground level to the railing/wall, which is capped with concrete. Brick piers flank the steps, and brick columns with concrete caps support the roof, which has a pair of Craftsman style square wood braces on either side of the lower portion of the roof. The entry is located at the northwest corner of the porch, entering into the south side of the east gable-roof section. It has a historic wood door with an aluminum storm / screen door. On the second story, above the entry, there is a one-over-one-light double-hung vinyl window. On the south/front side of the main front/south section with a gable roof, there is a large curved bay window consisting of two narrow one-over-one-light double-hung wood windows flanking a large cottage style window with a curved glass lower section, and a leaded glass upper section. Above this first story window, there is an extension of the porch roof along the length of this elevation. It is supported at the west end by a large decorative wood bracket. On the second story, there are two one-over-one-light double-hung vinyl windows. The south/front gable is clad with wood fishscale shingles. There is a set of three decorative wood windows centered in the gable, in a Palladian window pattern. A vent has replaced the lower window sash of the center window, and the remainder retain decorative wood sashes. The verge boards are decorated and have scroll cuts at their lower ends. There is a basement window on this section.

The east elevation, facing South Avenue D, has three sections. The front/south/left section is the east side of the south/front section, and it is covered with the porch. Under the porch roof, there is a wide one-over-one-light double-hung vinyl window. The entry at the north end of the porch has a vestibule, which has a leaded glass window on the east side. On the second story, there is a one-over-one-light double-hung vinyl window. The second section is the east gable-roof section of the house, and it has a wide one-over-one-light double-hung vinyl window on the first story, and another wide a one-over-one-light double-hung vinyl window above it on the second story. The east gable is clad with wood fishscale shingles. There is a decorative wood window centered in the gable. The verge boards are decorated and have scroll cuts at their lower ends. The third section is the east side of the north/rear section of the house. It has a smaller, wide vinyl window with a sill higher than typical for this house on the first story. On the second story and centered on the wall, there is a one-over-one-light double-hung vinyl window. There are two basement windows, one centered in the second section and the other centered in the third section. They both appear to be wood and have wood storm windows.

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Address	City

The west elevation is similarly divided into three sections. The front/south section of the west elevation has a round one-story bay window at the intersection of the west and south wings of the house. It has a conical roof with small wood corbels and asphalt shingles. This section has a one-over-one-light double-hung vinyl window with side trim which goes to the bottom of the weatherboard wall. An earlier photograph of this block shows an entry with steps at this location. To the right/south of the round portion, there is a wide one-over-one-light double-hung vinyl window. Above it on the second story, there is another one-over-one-light double-hung vinyl window. The second section, the protruding center wing of the house, has two evenly distributed one-over-one-light double-hung vinyl windows on the first story, and a pair of one-over-one-light double-hung vinyl windows centered on the second story. The west gable is clad with wood fishscale shingles, and it has a decorative wood window centered in the gable. Again, the verge boards are decorative and have scroll cuts at their lower ends. The north/rear section is the west side of the rear section of the house, and it has a one-over-one-light double-hung vinyl window somewhat smaller than others in this house on the first story. On the second story, there is a typical size one-over-one-light double-hung vinyl window. There are three basement windows on this side of the house, one in the rear section and two in the center section. They also appear to be wood with wood storm windows.

The north elevation, the rear of the house, has a small enclosed, shed-roof, rear entry porch with a wood door and aluminum storm / screen door on the left/east portion of the rear wing. The porch sits on a concrete block foundation, and a shed roof extends over the carpeted steps, supported by braces. The west wall of the vestibule has a small one-over-one-light double-hung vinyl window. To the right and just below the small window, there is a wood and concrete basement entry. On the second story, there are two narrow one-over-one-light double-hung vinyl windows, one to the left/east and the other to the right/west. The north facing gable matches the other gables with fishscale shingles and decorated verge boards, but the window location is filled with a slatted vent. The brick, rear chimney is located near the ridge of the roof in this section.

A frame two-car garage sits at the north end of the lot. The assessor lists a construction date of 1973. The gable-front garage sits on a poured concrete foundation, is clad with vertical T-111 wood siding, and has asphalt shingles on its gable roof. The east elevation, facing South Avenue C, has a two-car aluminum garage door. The north elevation has a wood sliding door at the west end of that elevation, near the rear of the garage. The south elevation has a centrally located entry with a wood door with a three part window in the upper half of the door. The west elevation has no fenestration.

Narrative Statement of Significance

The Leander D. and Catherine Robinson House appears to contribute historically and architecturally to the potential "west side" residential historic district in Washington. The house was built during the period of development of the neighborhood around the turn of the century with large homes for successful businessmen. L.D. Robinson was a successful jewelry store owner and actively involved in the Washington Telephone Company. The house retains a number of characteristic features of the Queen Anne style, including decorative gables, bay windows, and decorative windows. The Craftsman

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porch was a common update to houses in the neighborhood in the 1910s and 1920s, and it is significant within this development.

The house may be individually eligible for listing on the National Register of Historic Places under Criterion B for its association with L.D. Robinson. Further research on his significance, particularly in the period from 1900 to 1930 when he lived here, and evaluation of the interior would solidify this determination. The house is not likely individually eligible for listing under Criterion C for architecture due to the replacement windows, though further evaluation of the interior may reveal additional significance for architecture. The house does not appear individually historically significant under Criterion A.

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

The 1874 and 1894 atlases show earlier houses on Lot 8 in Block 3 of the Addition to Washington. Lot 8 was purchased by Leander D. Robinson on June 24, 1899. Building notes in the *Washington Gazette* on March 16, 1900, page 3, state that "Contracts have been let for the residences of L.D. Robinson and Miss Belle Smith. Mr. Robinson will build on the corner, just across the street from Eugene Anderson's residence and Miss Smith on west Jefferson street, between the residence now occupied by herself and her mother and Will Wilson's home." [sister-in-law Belle Smith house at 415 W. Jefferson] Over a year later, on November 21, 1900, the *Washington Press* reported, "Lee Robinson will move into his fine new house this week or next..."

L.D. Robinson was a local jewelry store owner who advertised jewelry, clocks, watches, musical instruments, and spectacles available at his store on the east side of the square. He began in business in 1873, and purchased the store building in 1888. The Washington Telephone Company, of which Robinson was an initial investor, had its exchange on the second floor above his store, and a notice in the *Washington Press* in October 1900 says "L.D. Robinson, after a business career of some 27 years, sells his jewelry store to Lemmon & Lewis, to devote himself wholly to the telephone business." The 1900 census lists the Robinson family as Lee D. Robinson, head of the household, age 49, home owner, and a jewelry merchant, and his wife Catherine A., age 47. They were listed in the same household as Catherine's mother and sister (Catherine and Belle Smith). The 1903 city directory lists L.D. Robinson, proprietor of the telephone exchange, and his wife Kate living at 400 W. Washington. The 1904 Washington Telephone Co. directory, No. 19, lists L.D. Robinson as president of the telephone company. He is also listed in the 1908 telephone directory, but is not on the list of officers or directors. The 1910 census lists the residents at 400 W. Washington Boulevard as Leander B. Robinson, head of the household and home owner with no mortgage, age 58, and living on his own income, with his wife Catharine A., age 54. The 1917 county directory lists Lee D. Robinson as retired and living at this address with his wife Kate. The 1909 and 1917 Sanborn maps show the same footprint for this house, including the original front corner porch with rounded corner. The 1926 telephone directory lists L.D. Robinson at 400 W. Washington, and the 1932 telephone directory is the same. L.D. Robinson died on February 7, 1930. The 1930 census also identifies Kathryn A. Robinson, age 60, as head of the household at this address, with the value of her home at \$10,000. The 1931 Sanborn map shows the new porch as completed at some point since 1917. The 1935 city

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directory names Mrs. Catherine Robinson (widow L.D.) living here. There is no listing for her in the 1938 telephone directory.

E.J. Harmeier, executor, sold the property to Laura Shrader on November 30, 1936. She is listed in the 1940 census as head of the household, age 69 and a widow, living at 400 W. Washington Street. The 1941 city directory lists Guy Cole living here. Laura Shrader sold the property to Guy Cole on June 22, 1943. He is listed at this address in the 1952 telephone directory, and in the 1954 city directory, the listing is for Guy Cole, sheep dealer for the Milwaukee Railroad, a renter, and his wife Ella.

The Guy Cole estate transferred the property to Ella Cole on February 28, 1956. The telephone directory for that year lists Mrs. Guy Cole living at this address.

Ella Cole, single, sold the property to B.B. Jr & Doris L. Bordwell on April 15, 1958. The telephone directory lists Burr B. Bordwell Jr. living at 400 W. Washington St., and that listing is repeated through the 1962 telephone directory. The 1964 city directory identifies the family as Burr B. Bordwell, Jr., home owner and a partner in Bordwell & Co., his wife Doris Lorrayne, and children Mary, age 7, Donna, age 5, Patricia, age 4, and Bonnie, age 1.

The property was transferred by Doris Bordwell, widow, to Dale M. and Mary E. Smith on June 18, 1965. The 1967 city directory describes the family as Dale M. Smith, superintendent at L.E. Myers Col, his wife Mary E., and children Bruce, born in 1950, Janet, born in 1952, Roger, born in 1954, and Kevin, born in 1957. The 1969 city directory provides the same information for the Dale Smith listing, but gives Bruce Smith his own entry, listing his employer as L.E. Myers Co. The 1972 city directory again provides the same information for the Dale Smith entry, but Bruce Smith is now in the US Army, and Janet Smith has her own listing, working at Fern Pastry Shop. By 1976, Dale M. Smith and his wife Mary E. are the only members of the family living at this address, and Dale continues to work for for L.E. Myers Co.

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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.

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

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Sanborn Map Company. *Washington, Iowa.* Fire insurance maps. 1885, 1892, 1897, 1902, 1909, 1917, 1931, 1943.

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)

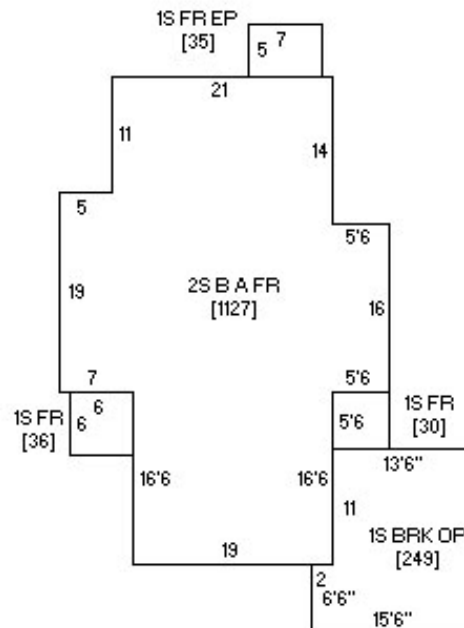


Photo from assessor's website



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Digital photographs



Photograph 92-00385-001 - House, looking northwest (December 2014)

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Photograph 92-00385-002 - House, looking northeast (December 2014)

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Photograph 92-00385-003 - House, looking southeast (December 2014)

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Photograph 92-00385-004 - Garage, looking west (December 2014)