

Iowa Site Inventory Form

State Historic Preservation Office

(July 2014)

State Inventory Number: 92-00386 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 H. and Minnie Keck House

B) Other names: West side survey map #WS-056

• Location

A) Street address: 410 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): Lot 7 & E 26' of Lot 6

• 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

05D: Queen Anne

Foundation (visible exterior): 04: Stone

walls (visible exterior): 10B: 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 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

1893 *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: 9-4-2015

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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<u>Charles and Minnie Keck House</u>	<u>Washington</u>
Name of Property	County
<u>410 W. Washington Boulevard</u>	<u>Washington</u>
Address	City

Narrative Description

This is a two-story frame Queen Anne house built on the north side of W. Washington Boulevard in 1893. The house sits on a cut stone foundation, and it is clad with vinyl siding. The cross gable roof is covered with asphalt shingles. The house has an enclosed wrap-around porch on the southeast corner, and a historic brick chimney on the west. The house has wood windows with vinyl surrounds, and aluminum storm / screens. There is a one and a half story rear section on the house, with an attached one story rear addition. A historic frame large one-car garage sits at the northwest corner of the lot with access via a concrete driveway from W. Washington Boulevard.

The façade, the south elevation, has two sections. The left/west section has a two-story bay window with a gable roof, so it protrudes somewhat. The enclosed porch wraps the southeast corner. The Sanborn maps for 1917, 1931, and 1943 show an open porch that spans the width of the facade and wraps around the southeast corner. Thus, this appears to be a later/rebuilt porch. The porch is reached by concrete steps with side walls, and it is entered through an aluminum storm / screen door. The porch has two one-over-one-light double-hung vinyl windows on its west elevation. The south elevation of the porch has two sets of three one-over-one-light double-hung vinyl windows. The entry door is flanked with two one-over-one-light double-hung vinyl windows. The porch wraps around to the east elevation where there are three sets of three one-over-one-light double-hung vinyl windows. The porch is clad with vinyl siding, and there is wood lattice below the porch floor. On the second story, above the porch roof and on the right/east section of the house, centered in the section, there is a one-over-one-light double-hung wood window. Above this window, at attic level, there is a triangular dormer with a multi-light wood window. On the first story of the left/west bay window section, there is a centered cottage style window with leaded glass transom and a shallow pediment above the window. On the second story, there is a centered one-over-one-light double-hung wood window, and there is a one-over-one-light double-hung wood window in the angled wall section to the right/east, with a decorative corbel just below the edge of the gable. The front gable has vinyl fishscale shingles, with a band of vinyl trim at the lower edge of the gable. Centered on the gable there is a three-light horizontal wood window with wood surround and an aluminum storm. Above the window, there is a pediment with bead decoration.

The east elevation is divided into three sections. On the south/front/left, the previously described enclosed front porch covers the first story. The second story of this section has a one-over-one-light double-hung wood window. To the right, and protruding somewhat, is a two story bay window with an east facing gable. There are two narrow one-over-one-light double-hung wood windows on the center facet of the bay in the area between the first and second stories, related to interior stairs. At the same height, there is another narrow one-over-one-light double-hung wood window in the angled wall which faces northeast. Above each of these narrow windows, there is a smaller fixed window. On the second story, the angled wall which faces southeast has a narrow one-over-one-light double-hung wood window. Both the main east gable of the house and the secondary gable of the bay window are covered with vinyl fishscale shingle siding and have a band of decorative trim at their lower edges. The main gable has a centrally located pair of fixed four-light wood windows. There are no windows in the smaller gable. The right/north/rear section of the east elevation is the side of the one-and-one-half-story portion of the house. There is a one-over-one-light double-hung wood window, and above it there is a gable-

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roof dormer with a smaller a one-over-one-light double-hung wood window. There are three basement windows on this side of the house, one on the northeast facing angled wall of the central section and two in the rear section, where the windows are side by side, and the left one is boarded up.

The west elevation similarly has three sections, with a smaller gable-roof section protruding from the main side gable section of the house. On the right/front/south, there is a one-over-one-light double-hung wood window on the first story, with another one-over-one-light double-hung wood window on the second story. The wide exterior brick chimney with decorative brickwork in two locations and a shoulder rises along this side and through the eave of the house immediately to the north of these windows. The main gable is clad with vinyl shingle siding, and it has a pair of four-light fixed wood windows. On the first story, the chimney has a rectangle of darker brick surrounding an area of rusticated brick, and at the top of the chimney, there are three decorative bands of brick. The second, smaller gable-roof section is projected a couple feet from the remainder of the side. The first story has two narrow one-over-one-light double-hung wood windows, while there is a one-over-one-light double-hung wood window on the second story. This gable has vinyl shingle siding and no windows. The rear/north/right section is the west elevation of the rear section of the house. It has a one-over-one-light double-hung wood window on the first story.

The north elevation, the rear of the house, has a one story addition obscuring most of the first story. This addition replaced an earlier rear entry porch, depicted on Sanborn maps through 1943. At the far left/east on the rear of the original one-and-one-half-story rear section of the house, there is a one-over-one-light double-hung wood window, and at the far right/west, there is a smaller one-over-one-light double-hung wood window. Between them is the one story addition. It sits on a concrete block foundation, is clad with vinyl siding, and has a shed roof with asphalt shingles. The east elevation of this addition has an aluminum storm / screen entry door at ground level, and a one-over-one-light double-hung vinyl window to the left/south of the entry. The north elevation of the addition has a set of three one-over-one-light double-hung vinyl windows at the right hand end of the wall. The west elevation has a one-over-one-light double-hung vinyl window centered in the wall. The second story of the rear section of the house in the rear gable has two small one-over-one-light double-hung wood windows, and a small area of vinyl fishscale shingle siding just above the windows, at the peak of the gable. There is a short section of shed roof below the windows.

The one-story frame garage is located at the northwest corner of the lot. The 1909 Sanborn map appears to show an earlier garage, with this garage appearing on the 1917 Sanborn map, and the *Evening Journal* notes construction of a "automobile house" for Keck in 1910. It sits on a poured concrete foundation, and it is clad with vinyl siding with a band of vinyl shingle siding at the top of the building. There are asphalt shingles on the hip roof. The south elevation, facing the street, has a centrally located protrusion with a shed roof, and a one car aluminum garage door is located in this protrusion. The east elevation has a pedestrian entry. The wood door has a multi-light window in the upper half of the door, which has four narrow panes above two lower panes. The north elevation has two evenly distributed double-hung wood windows which match the window in the door, with four lights in the upper sash and two lights in the lower sash.

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Narrative Statement of Significance

The Charles and Minnie Keck House appears to contribute historically to the potential “west side” residential historic district in Washington. The house was built in the late 19th century during the period of development of the neighborhood with large homes for successful businessmen. Charles H. Keck was a prominent resident and banker in Washington throughout the period that he lived in this house from 1893 to 1914, when he appears to have moved to California. The house and garage retain sufficient integrity as contributing buildings.

The house is likely not individually eligible for listing on the National Register of Historic Places under Criteria A, B, or C. While likely a nice example of a Queen Anne home originally, the vinyl siding has obscured original decorative details and enclosed front porch dates to a later period. The house does not retain sufficient integrity individually for Criterion C for architecture. Charles H. Keck was a prominent and significant local resident, and his association with this home is strong. The alterations, however, have impacted the historic integrity under Criterion B as well. If the vinyl siding were to be removed, the house should be reassessed for individual significance.

History / research summary of property

The east half of Lot 6 and Lot 7 were transferred from T.T. Keeley to Charles H. Keck on January 28, 1884. The 1885 Iowa census lists Charles H. Keck, age 22, living with his father Joseph Keck, a banker. He married Minnie Edna Sproull on November 11, 1885. In 1887, officers of the First National Bank included Joseph Keck, President; Samuel H. White, Cashier; and C. H. Keck, Assistant Cashier (*Portrait and Biographical Album of Washington County 1887: 667-68*). Charles Keck was the second generation in his family to enter the banking profession. His father, Joseph Keck, formed a local bank in 1859 which was renamed and reorganized several times. His two sons, Charles and Irving, joined him at the bank, first as tellers, and then Irving, the older son, went to Sigourney to open a bank, while Charles remained in Washington. Charles H. Keck became assistant cashier of the First National Bank in 1884, and he became vice president in 1890 (“Charles Keck Last of Early Bank Family,” *Evening Journal*, May 4, 1955). Charles H. Keck provided a quit claim deed to transfer this property to his wife, Minnie E. Keck, on April 4, 1890. On May 7, 1892, the Citizens Savings Bank was organized with Joseph Keck, president; Frank Stewart, vice, and Charles H. Keck, cashier (Burrell 1909, Vol. 1: 372). On December 20, 1893, the *Washington Press*, notes, “Frank and W.H. Stewart and C.H. Keck have moved into their beautiful new houses.” The 1894 atlas shows a small house on the east half of Lot 7, which is then gone by 1909. This larger house is shown as spanning Lot 7 and the east edge of Lot 6. Thus, Charles and Minnie may have originally built a smaller house on a portion of this property, then followed by this larger house in 1893. The 1894 city directory lists Charles Keck living at 404 W. Washington (earlier numbering, now 410), and the 1895 Iowa census identifies the household as Charles H. Keck and his wife Minnie E. Keck.

The 1913 Anniversary Edition of the *Evening Journal* notes that the first efforts to establishing Sunset Park were made in spring 1899, with land on a long-term lease with the option to purchase. The directors for the original incorporation were Frank Stewart, Charles H. Keck, A.H. Wallace, Carl M.

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Keck, and H.A. Burrell. A number of improvements were made, with money raised from various performances, plays, and ice cream festivals. The land for the park was later purchased and donated to the City of Washington in 1904 ("Washington's Beautiful Parks, *Evening Journal*, April 26, 1913, 9). The 1900 census lists Charles H. Keck, head of the household, a home owner and a capitalist, age 38, his wife Minnie A., age 35, and Miss Alice E. Fluke, a boarder age 19, working as a school teacher. In 1903, the First National Bank renewed its 20-year charter, renamed as the Citizens National Bank. Officers were Charles H. Keck, president, Carl M. Keck (Irving's son, Charles' nephew), vice president, and Frank R. Sage, cashier (Burrell 1909, Vol. 1: 372). The reorganized bank was short-lived, merging into the Citizens Savings Bank in June 1908. At the time of the merger, officers were Charles H. Keck, president; Carl M. Keck, Frank Stewart, and Ira Sproull, vice-presidents; and Frank R. Sage, cashier (Burrell 1909, Vol. 1: 372). The 1908 telephone directory indicates that Keck has both home and office telephones. The 1910 census identifies Charles H. Keck, age 48, president of a bank, and a home owner living on W. Washington Street, with his wife Minnie E., age 46, and her mother, Margaret J. Sproull, age 76. In the 1910-11 city directory, the family names are the same, Charles' occupation is President of Citizens Savings Bank, and the address is given as 408 W. Washington Street. The historic garage behind the house appears to have been built in 1910. In an article on construction in progress, the *Evening Journal* notes in March 1910 that Charles H. Keck is building a new 18 by 24-foot "automobile house" on the rear of his lot on W. Washington ("Is Much Building," *Evening Journal*, March 29, 1910, 4).

In 1912, the Citizens Savings Bank united with the Washington County Savings Bank, forming the Commercial Savings Bank. Charles and Minnie Keck sold this property in 1914. The 1920 census lists the family living in Los Angeles, California. The California Death Index lists Charles H. Keck's death on May 1, 1955 in Los Angeles, California and his wife, Minnie Edna Keck's death on April 11, 1953 in Los Angeles, California. Carl M. Keck became the president of Commercial Savings Bank in the 1920s, and he continued to serve in this role and live in his Queen Anne house at 522 W. Washington (State #92-00392) until his death in 1937. Thus, when Charles Keck died in California in 1955, the local headline read "Charles Keck Last of Early Bank Family" (*Evening Journal*, May 4, 1955).

Charles H. and Minnie Keck sold Lots 6 and 7 to J.G. Maxwell on August 1, 1914. The 1917 county directory lists George Maxwell, retired, and his wife Emma living at 408 W. Washington. The 1917 Sanborn map appears to show a new garage at the rear of the lot, replacing an earlier building on the 1909 Sanborn map. The front porch also appears to have been rebuilt/replaced, now extending across the width of the facade. In the 1920 census, the residents at 408 W. Washington are George Maxwell, home owner, in his 50s and not working, and his wife Emma, age 58. J.G. Maxwell is listed in the 1926 telephone directory at 410 W. Washington. The 1930 census lists Jacob G. Maxwell, age 69, living at 410 W. Washington with wife Emma M., age 68. The house is valued at \$8,000. J.G. Maxwell continues to be listed in the 1932 telephone directory. Jacob George Maxwell died on December 23, 1932. The 1935 city directory lists Mrs. Emma Maxwell at this address, and she appears again in the 1938 telephone directory. The 1940 census lists only Emma Maxwell, age 75 and a widow, living at 410 W. Washington Street. Information in the 1941 city directory is the same, listing Mrs. Emma Maxwell as the widow as J.G., a home owner, and retired, living at 410 W. Washington Street.

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The Emma M. Maxwell estate transferred the E 26 feet of Lot 6 and Lot 7 to Lena M. Tripp on June 17, 1949. L.R. Tripp is listed at this address in the 1952 telephone directory. She is also listed in the 1954 city directory, but there is no additional information. The 1954 and 1956 telephone directories have no listing for Tripp.

Lena M. Tripp, widow, sold the property of William J. and Elizabeth L. Shannon on October 12, 1956. W.J. Shannon has a listing in the 1958 telephone directory at 410 W. Washington Street, and he continues to appear in telephone directories through 1963. The 1964 city directory listing describes the household as Wm. J. Shannon, vice president of Elder Shannon Co., Inc. - *Washington Evening Journal*, and his wife Elizabeth J., living at this address. This information is repeated in the 1967 city directory.

Shannon and wife sold the property to Lela H. Garton, the current owner and occupant, on January 11, 1968. The 1969 city directory identifies the household as Keiffer G. Garton, a farm manager with Doane Agricultural Services, Inc., his wife Lela H., and Mrs. Eva Huckins. Three children are also living here, Raymond, born in 1958, Philip, born in 1960, and Wayne, born in 1967. The 1972 city directory contains the same information with the exception of another child, Mary, born in 1969, and the absence of Mrs. Huckins. By 1976, the listing says Keiffer G. Garton, farm manager with Doane Agricultural Services Co., Inc., his wife Lela, activity coordinator at Washington Care Center, and children Raymond '58, Philip '60, Wayne '67, and Mary '69.

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Washington Gazette, January 6, 1893

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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)

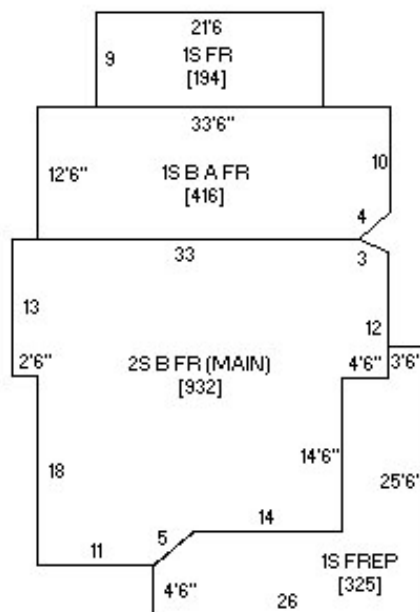


Photo from assessor's website



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Historic images



**Side of house in early 1910s (prior to bungalow built c.1916),
on edge of postcard of Morrison House to west (moved here in 1910) (Washington Co Historical Society)**

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Digital photographs



Photograph 92-00386-001 - House, looking northwest (December 2014)

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Photograph 92-00386-002 - House, looking northeast (December 2014)

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Photograph 92-00386-003 - House, looking southwest (December 2014)

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Photograph 92-00386-004 - Garage, looking north (December 2014)

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Photograph 92-00386-005 - Garage, looking southwest (December 2014)