

Iowa Site Inventory Form

State Historic Preservation Office

(July 2014)

State Inventory Number: 92-00785 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: Jeanette Simmons House

B) Other names: West side survey map #WS-125

• **Location**

A) Street address: 628 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: Western Addition Block(s): 4 Lot(s): Out lot 10

• **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

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

01C05: Domestic / garage

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): 04C: Limestone block

Walls (visible exterior): 15E: Wood Fiberboard

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

1902 *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: Bryan Kendall - volunteer Rebecca Lawin McCarley, consultant Date: March 25, 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>628 W. Main Street</u>	<u>Washington</u>
Address	City

Narrative Description

This is a two-story, frame Queen Anne house built around 1902 on the north side of W. Main Street. The house sits on a limestone block foundation and walls are clad in wide wood siding. The cross gable roof is covered in asphalt shingles, and it has a brick and a stucco-clad chimney. All windows retain historic wood surrounds, wood sills, and wood sashes, and they have aluminum storms/screens. A historic garage is located at the rear of the property.

The façade (south elevation) is divided into two sections. A small front gable and the entry porch define the left/west section. It is spanned by a porch with metal columns and railing and poured concrete steps. The hip roof is clad in asphalt shingles, and it has small brackets under the eaves. The first story of the west half of the center sections consists of an entry with historic door. A one-over-one-light double-hung wood window is located on the second story above the entry. The east section of the façade has a large picture window with transom window on the first story. A one-over-one-light double-hung window is located above it on the second story. The front gable has a single-light window. The east and west cross gable sections has short south sides. The south side of the west-facing gable has a second story entry with steps clad in wood siding. The south side of the east-facing gable has a narrow one-over-one-light double-hung window on the second story.

The west elevation is divided into three sections, the west side of the front/south section, the main west cross-gable section, and the side of the rear section. The front/south/right section has no fenestration on the first story and a one-over-one-light double-hung window on the second story. The left/main/north section has an entry with an aluminum storm door on the left and a one-over-one-light double-hung window to its right. The second story above these openings has two one-over-one-light double-hung windows. A smaller gable-roof section projects slightly at the mid-story level to the right/south on this gable section. This section has a set of three one-over-one-light double-hung windows. The main gable has a small single pane window, and a similar window in the smaller gable has been boarded over.

The east elevation is divided into two sections, the east side of the main section of the house and the east cross gable section located at the north end of this side. The left/front/south section has a one-over-one-light double-hung window and then a set of three one-over-one-light double-hung windows. The second story has a one-over-one-light double-hung window over each set of first story windows. An additional gable with a window is found on centered on the roof of this section. The rear/north/right section is slightly projected. It has a one-over-one-light double-hung window on each story. The east-facing gable has a small one-over-one-light double-hung window.

The north elevation has two one-over-one-light double-hung windows on the first story. The second story has two one-over-one-light double-hung windows on the left and a third window which is boarded on the right.

A garage is situated on the northwestern corner of the property. It appears on the first Sanborn map to show details of this property in 1917. The frame garage is clad in wood siding with wood cornerboards. The hip roof is slightly flared, and it has asphalt shingles. The east side retains two original wood single-car garage doors. The north side has two sections of paneling that is similar to the doors. The

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west side has two one-over-one-light double-hung windows. The garage is significant to this property and in the potential historic district.

Narrative Statement of Significance

The Jeanette Simmons House appears to contribute historically and architecturally to the potential residential historic district on the west side of Washington. The Queen Anne house was built around 1902, reflecting the turn-of-the-century development of the neighborhood with large homes for prominent residents. The house is significant within this history of the neighborhood. The garage was built by 1917, and it retains excellent historic integrity as one of the earlier garages in the neighborhood.

The house does not appear to be individually eligible for listing on the National Register of Historic Places under Criteria A, B, or C. Additional research on Jeanette (Nettie) Simmons or Fred Smith may reveal historic significance.

History / research summary of property

Robert Glasgow is noted as owning the west half of Lot 5 in Western Addition in the first transfer book in the 1860s, as well as likely the outlots to the west to the corner of Block 4 in Western Addition. He lived with his family in the house to the west at 634 W. Main (historically 612 W. Main) until his death in 1894. His son Lorenzo G. Glasgow, a grocer, became owner of the property in 1895, living here with his sisters Mattie Glasgow and Alma Sarah White. The 1900 census lists L. Greer Glasgow (45, pharmacist), as living here with sister Martha M. (50, single), and sister Alma S. White (39, widow, art teacher). He is listed with James C. Coxe (618) and Nicholas Smith (602) after him on the census page, suggesting no other construction on the block in 1900 (no house at current 628). In 1902, Lorenzo G. Glasgow appears to have split his property and sold the house on the corner parcel (later known as out lot 11) separately from the parcel (likely with a new house) to the east (later known as out lot 10, also west half of Lot 5 in Block 4). The 1902 Sanborn map indicates four houses on this block, currently 602, 618, 628, and 634 (so 628 was built by then). The Glasgows then moved to California.

This house at 628 W. Main Street was then likely built in 1902 and then sold to Nettie Simmons on September 16, 1902 (west half of Lot 5 and a 64' by 132' lot to west). She is then listed at 628 W. Main in the 1903 city directory. Fred and Bertha Smith are also listed at 628 W. Main St in the 1903 city directory, and he was assistant cashier for Washington National Bank. The 1910 census lists Jeanette Simmons (54, widow) at 628 W. Main Street in the household of daughter Bertha Smith (34), with her husband Fred (34, agent for land company), daughter Jeanette (11) and son Morris (3). The 1910-11 city directory lists Jeanette Simmons as the widow of Charles.

Nettie Simmons sold this property (west half of Lot 5 and a 64' by 132' lot to west) to J.C. Ford on May 17, 1919. The 1920 US Census lists John C (51) and Jennie (48) Ford as owning 628 W Main Street. He is the proprietor of a men's clothing store.

J.C. and Jennie Ford sold the property (west half of Lot 5 and a 64' by 132' lot to west) to H.S. Busby on February 19, 1920. The property (west half of Lot 5 and Out Lot 10) was then transferred from H. S.

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Busby and wife to C. W. Busby on October 22, 1924. The 1926 city directory lists H.S. Busby at 1035 S. Iowa and C.W. Busby at 608 E. Washington. C. W. Busby sold the property to F. R. Sage on March 4, 1927. Sage and wife sold the property to Martin Mohland on March 1, 1928. Thus, it probably was used as a rental in this period.

Martin Mohland then sold the property to E. E. Stutsman on June 20, 1928. Eli E. and his wife Nina lived here until their deaths in 1965 and 1971. Eli was a physician and eye, ear, nose and throat specialist. He maintained an office at 111½ Marion Street in the Washington Journal Building until at least 1960. The 1930 census lists Eli E (47, physician), wife Nina V (36), children Robert E (16), Donald D (14), Vera V (13), Virginia (10), and servant Bonetta Gingrich (33). The house was valued at \$7,000. The 1935 city directory lists Dr. Eli E. Stutsman and wife Nina at 628 W. Main. According to the 1940 census, the household included Eli E (58, physician), wife Nina (44), Robert E (27), Donald D (25, farm manager), Vera V (23, teacher), and Virginia (20). The 1941 city directory lists Dr. Eli Stutsman, ear, eye, nose, and throat specialist. The family continued to be listed here through the 1940s and 1950s. The 1954 directory lists tenants at 628 ½ W. Main. Dr. Eli Stutsman's December 14, 1965 obituary lists him as serving on the school board and being the past president of the Rotary Club. Nina continued to live at 628 W. Main Street until her death on April 24, 1971. Her obituary lists her as having taught Sunday school for the Methodist church and serving as a Girl Scout leader. The Stutsman's periodically had renters listed at 628½ W. Main Street in the 1950s and 1960s.

The estate of Nina Stutsman sold the property to Kenneth L and Rosemary Hanson on July 6, 1971. The main house was vacant according to the 1972 and 1976 city directories, although Eileen, Richard and George Hammen lived at 628½ in both the 1972 and 1976 directories.

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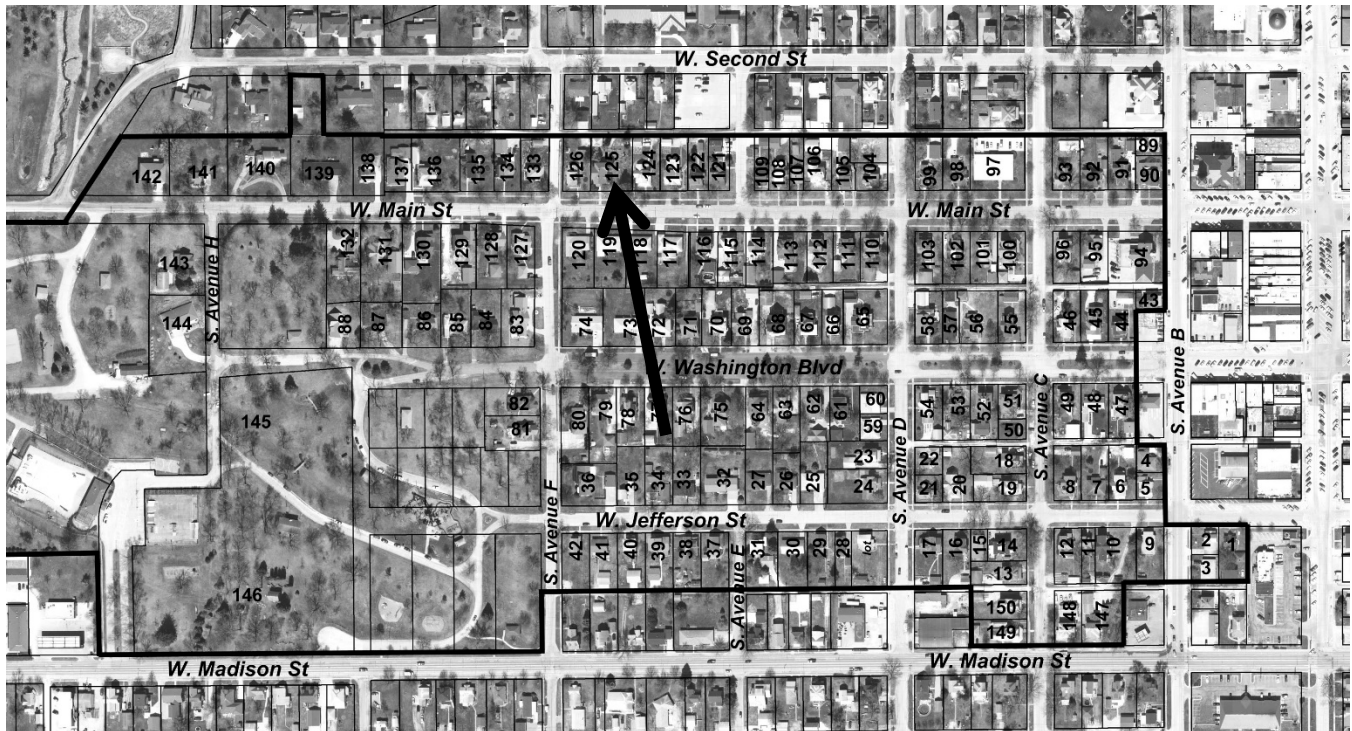
628 W. Main Street

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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)

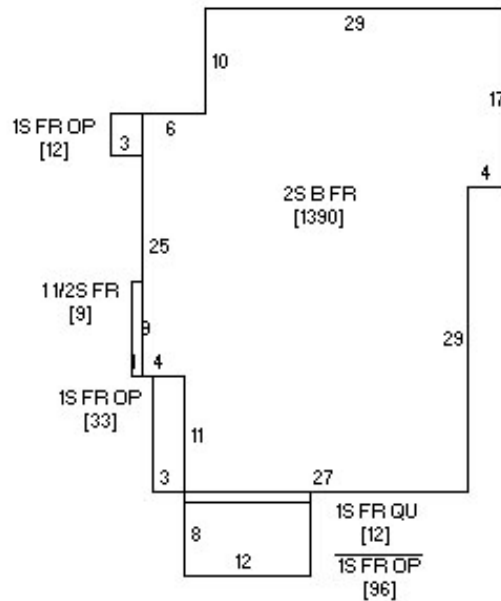


Photo from assessor's website



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Digital photographs



Photograph 92-00785-001 - House, looking north (December 2014)

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Photograph 92-00785-002 - House, looking northeast (December 2014)

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Photograph 92-00785-003 - House, looking northwest (December 2014)

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Photograph 92-00785-004 - House, looking southwest (December 2014)

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Photograph 92-00785-005 - Garage, looking west (December 2014)

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Photograph 92-00785-006 - Garage, looking west (December 2014)