

Iowa Site Inventory Form

State Historic Preservation Office

(July 2014)

State Inventory Number: 92-00787 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 Jay S. and Helen J. Brewer House

B) Other names: West side survey map #WS-127

• Location

A) Street address: 703 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): 7 Lot(s): 1 (and N 1/2 of alley)

• 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

10C: Ranch

Foundation (visible exterior): 10B: Poured concrete

walls (visible exterior): 05E: Aluminum

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 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

1946 *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: September 23, 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>Jay S. and Helen J. Brewer</u>	<u>Washington</u>
Name of Property	County
<u>703 W. Main Street</u>	<u>Washington</u>
Address	City

Narrative Description

This is a one-story frame ranch house built about 1945 on the south side of W. Main Street. The house sits on a poured concrete foundation, and it is clad with aluminum siding except around the front door where there is brick veneer (real bricks). There are asphalt shingles on the cross gable roof, which essential has no eaves. The windows are typically six-over-six-light double-hung wood windows with wood surrounds and aluminum storm / screens. There are fixed aluminum awnings above the windows on the east and south sides of the house. There is a detached frame two car garage at the south edge of the lot with access from the side street, South Avenue F.

The façade, the north elevation, has a cross gable that dominates the right/west portion of the facade, and it is clad in vertical aluminum siding. The left/east section is then recessed from the rest of the façade, and it has a single light picture window centered in the wall. The front cross gable has a small gable section, which accents the entry in the center. This section is brick veneer with an aluminum-clad gable. The entry has a concrete, carpeted stoop and steps leading to the door. There is a metal railing on the right side of the stoop. The wood front door has six small windows in the upper half of the door, and an aluminum storm / screen door. The east side of this brick veneer entry section has a three by four glass block window. The northwest corner of the house has paired six-over-six-light double-hung wood windows on the north side, and paired identical windows on the west side. A small projected roofline extends around the corner as well.

The west elevation has the paired six-over-six-light double-hung wood windows at the north corner and then the remainder of the main section of the house is the side gable end. It has an eight by seven glass block window with a slightly higher sill. At the southwest corner of the house, there is a pair of six-over-six-light double-hung wood windows. The gable is clad with vertical aluminum siding, and it has a smaller six-over-six-light double-hung wood window with shutters centered below the peak of the gable. The rear section is setback from the main section of the house on the west side, and the west side of the rear section has a six-over-six-light double-hung wood window.

The east elevation, facing the side street, has the side gable of the main house on the north/right and the side of the rear section on the south/left. The side gable section has paired six-over-six-light double-hung wood windows with a fixed aluminum awning above them on the right/front and a pair of smaller six-over-six-light double-hung windows with a fixed aluminum awning above them on the left/south. The sills of these windows are higher than typical for this house. The gable is clad with vertical aluminum siding, and there is a smaller than typical six-over-six-light double-hung wood window centered under the peak of the gable. The side of the rear/south section has an entry door reached by concrete steps leading to a concrete stoop. The wood entry door matches the front door, having six small windows in the upper half of the door. There is a metal railing on the right side of the steps, and on both sides of the stoop. To the left/rear of the side entry, there is a set of three six-over-six-light double-hung wood windows with a fixed aluminum awning above them. There are three three-light rectangular basement windows on this elevation, one under each of the first story windows.

The south elevation, the rear of the house, consists of the south side of the main section of the house (recessed at left/west) and the gable end of the rear section (right/east). The south side of the main

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section of the house has a pair of six-over-six-light double-hung wood windows. The rear section of the house projects several feet beyond the main section, and it has, at the left/west, a wood entry door with nine small windows in the upper half of the door and an aluminum storm / screen door. At the southeast corner of the house, there is a pair of six-over-six-light double-hung wood windows. The rear gable is clad with vertical aluminum siding, and there is a large louvered vent centered below the peak of the gable.

A frame, one story, two car garage sits south of the house and faces east, toward S. Avenue F. It has a poured concrete foundation, is clad with vinyl siding, and the hip roof is covered with asphalt shingles. There are two garage doors facing east, toward the side street S. Avenue F. The garage door to the left is wood and has two windows in the second row of panels. The door to the right is aluminum, and has four windows in the second row of panels. The north elevation, facing the house, has a wood entry door with six small windows in the upper half of the door, located at the right (west) end of the wall, and a centrally located six-light fixed wood window. The south elevation has a centrally located boarded up window, and the north elevation has two six-light fixed wood windows.

Narrative Statement of Significance

The Jay S. and Helen J. Brewer House appears to contribute historically and architecturally to the potential "west side" residential historic district in Washington. It was built in the post-World War II period as remaining vacant lots in the neighborhood were filled in with new houses. It retains a high level of integrity from construction, with original gables, entry, windows, siding, and garage. Jay Brewer was the owner/operated of Brewer's Dairy in this period. Thus, the house and garage contribute to this potential historic district.

Further research would be needed to fully evaluate the individual significance of this house. It appears that it is a fairly intact post-World War II house, but further context would be required on other homes in town from this period to fully assess significance under Criterion C. Likewise, additional research on Jay Brewer and Brewer's Dairy would be needed to fully assess significance under Criterion B.

History / research summary of property:

Lot 1 of Block 7 is vacant on the Sanborn fire insurance maps in 1917, 1931, and 1943. The property was transferred from Earl R. Wood and wife, a local building contractor, to Jay S. and Helen J. Brewer on May 17, 1946. No city directories are available from 1942 to 1951, but it is likely that Wood built the house in 1945-46 and sold it to Brewers in 1946, who then moved in. The *Evening Journal* includes a description of Brewers' new house in September 1946. It was noted to have spacious rooms, including a large picture window and fireplace. The solarium on the south had a pretty view of the park ("The Rocking Chair Brigade," *Evening Journal*, September 16, 1946, 4). The 1940 census lists Jay Brewer and family at 1004 W. Madison, and they operated Brewer's Dairy in this period. The census lists Jay (age 43, manager), Helen (43, saleslady), William (18, laborer at dairy), Carolyn (16), Robert (12), and Joyce (3). The July 1936 centennial edition of the *Washington Journal* notes that Brewer's Dairy was

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started in 1900 by S.T. Brewer (page 53). A number of ads in the 1940s list dairy cattle for sale by Jay Brewer. The Brewers are listed at 703 W. Main in the 1952 telephone directory, and again in 1954 in the city directory index, when Jay Brewer, Robert Brewer, and Mrs. Agnes Anderson are identified as residents. The 1964 city directory lists his occupation as livestock dealer.

On the far west side of Washington, west of Highway 92, Jay Brewer platted the Green Meadows Addition in 1963, a slight variation among the other plats from the late 1950s and 1960s. The subdivision was located outside city limits, on "high rolling ground" at the bend in the new Highway 1 and 92 towards Kalona. Brewer promoted the development as having lower taxes than inside city limits, with the 50-foot streets owned and maintained by county. However, city water and fire protection was available, as well as busing to city schools. The development had strict housing covenants, with lots for 18 residences. Lots could be bought through a real estate agent or directly from Mr. and Mrs. Jay Brewer. By October 1965, eight houses were noted as built with others under construction ("For Sale," *Evening Journal*, September 12, 1964, 2; "Dear Aunt Agatha," *Evening Journal*, October 2, 1965, 3). Assessor records indicate eight houses with construction dates from 1961 to 1965, seven houses built in 1966, three houses built in 1967, and one house built in 1969. The majority of the houses are ranch houses, with two split-level homes noted.

In the 1967 city directory, Jay Brewer is listed at this address and as retired, but in the 1972 and 1976 city directories, he is again identified as a livestock buyer. Jay Brewer continues to be listed in telephone and city directories until 1978.

Bibliography

Burrell, Howard A. *History of Washington County, Iowa*. Chicago, IL: S.J. Clarke Publishing Company, 1909. 2 volumes.

City/telephone directories. Washington Public Library. Various years, including 1894, 1903, 1908, 1910-11, 1917, 1932, 1934, 1935, 1938, 1941, 1952, 1954, 1956, 1958, 1960, 1962, 1964, 1967, 1969, 1972, and 1976.

Fisher, Kathy. *In the beginning there was land : a history of Washington County, Iowa*. Washington, Iowa: Washington County Historical Society, 1978.

History of Washington County, Iowa. Des Moines, IA: Union Historical Co., 1880.

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

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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
Sesquicentennial edition, *The Washington Evening Journal*, April 13, 1989

Patterson, Mary. Collection of historic postcards, images, and city/telephone directories. Washington, Iowa. Accessed 2014-2015.

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.

Washington County Historical Society. Collection of historic postcards and photographs.

Location map



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

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Building plan (from assessor's website)

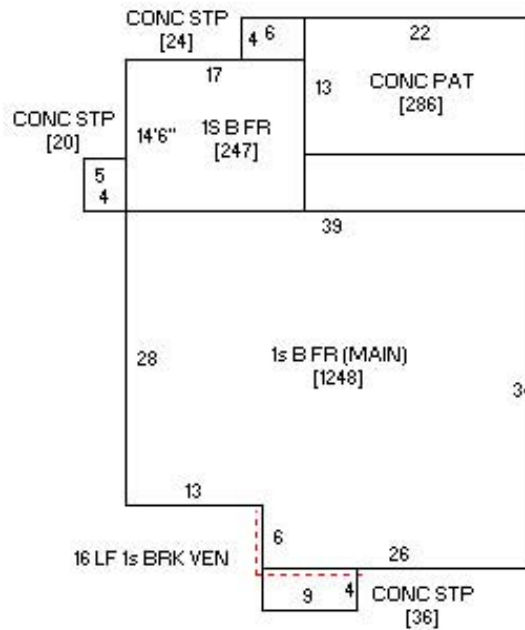


Photo from assessor's website



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Digital photographs



Photograph 92-00787-001 - House, looking southeast (December 2014)

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Photograph 92-00787-002 - House, looking northwest (December 2014)

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Photograph 92-00787-003 - Garage, looking southwest (December 2014)