

Iowa Site Inventory Form

State Historic Preservation Office

(July 2014)

State Inventory Number: 92-00792 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 John F. Brown House

B) Other names: West side survey map #WS-132

• Location

A) Street address: 803 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: Northwest Addition Block(s): - Lot(s): 24 except the S 145.725'

• 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	—	Buildings
—	Sites	—	Sites
—	Structures	—	Structures
—	Objects	—	Objects
<u>1</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

• Description *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural Classification

B) Materials

05A: Gothic Revival

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 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

1868 *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: April 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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Narrative Description

This is a two story frame Gothic Revival house built about 1868 on the south side of W. Main Street. The house sits on a stone foundation, and it is clad with vinyl siding. The cross gable roof is covered with asphalt shingles. The windows are vinyl with vinyl surrounds, and some have vinyl shutters. There are four additions to the house, including two rooms, a screen porch, and an attached garage to the front with access from W. Main Street.

The north (front) elevation of the original house includes the projected front gable section and a recessed side gable section. Two shed roofs extend to the east/left from the steep front gable, including a lower one with the entry vestibule. The entry porch also has a steep gable roof supported by two tapered wood columns. The ceiling of the porch is arched, and rafter tails extend under the eaves. The verge boards of this entry roof have a tapered diagonal cut at their ends. The front door is wood with a semicircular decorative window in the upper portion of the door, and there is an aluminum storm / screen door., The gable-front section to the right/west has is a square bay window on the first story. There is a multi-light arch wood window in each of the side walls of the bay, and there are three multi-light arch wood window in the front of the bay, facing W. Main Street. The windows of the bay all have a plexiglas storm attached directly to the window frame. A steep cedar shingle covered hip roof crowns the bay window. On the second story, there is a Palladian style window in the steep gable, with three eight-light vinyl casement windows. Above the center window is a decorative semicircular window with four wedge shaped lights. There are vinyl shutters on either side of this group of windows. The north elevation of the east/left section of the original house is smaller and generally covered by the side/front addition and garage addition.

There are two later additions that extend north towards the street. The first is a 22 by 19 room addition, with a construction date of 2000 per the assessor. The second addition, to the front of the first, is the garage addition, likely also dating to 2000. No garage appears for the house on the 1917, 1931, or 1943 Sanborn maps. The additions sit on poured concrete foundations and are clad with vinyl siding. The garage has a steep gable roof, covered with asphalt singles, and rafter ends can be seen below the eaves of the roof. The verge board has the same diagonal cut as the front entry roof. The garage has a double-car aluminum garage door facing west. To the right of the garage doors is the side of the shorter first addition, with a steel entry door with a decorative semicircular light in the upper part of the door, and an aluminum storm / screen door. This addition is the connection between the garage with the house. The north elevation of the garage, facing the street, has a pair of four-over-four-light double-hung vinyl windows with vinyl shutters, and above this pair of windows, centered below the peak of the gable, there is a four-over-four-light double-hung vinyl window with a decorative semicircular transom window with four lights. This window also has vinyl shutters. The east elevation of the garage addition has no fenestration. The east elevation of the connecting addition has two evenly distributed six-over-six-light double-hung vinyl windows. The south elevation of the addition attaches to the original house.

The east elevation of the original house has a steep gable roof. Centered on the first story, there is a pair of wide one-over-one-light double-hung vinyl windows with a transom window over both windows. To the right is a small one-over-one-light double-hung vinyl window in what appears to be a small one story addition which, according to the owner, was built prior to 1966. This small addition abuts the one

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story connector addition between the house and the garage. On the second story of the east elevation, there is a small semicircular vinyl window with decorative lights. The lower edge of this small window is much higher than typical sills on the second story. Exposed rafter rails extend under either side of the eaves of the gable.

The west elevation is primarily the west side of the original house, with a later enclosed porch addition to the south that partially wraps around the corner. To the left/north/front, there is a nine-over-nine-light double-hung vinyl window. A hip roofed square bay window is roughly centered on this side, with a gas fireplace vent near the top of the bay window. A nine-over-nine-light double-hung vinyl window is found to its right/south. On the second story, a wide shed-roof dormer protrudes through the roof. The dormer has two large window units, each having three tall eight-light vinyl casement windows. Exposed rafter ends can be seen below the eaves on both sides of the dormer, and the verge boards at the ends of the dormer and roof have diagonal cuts.

The southwest corner addition extends across the south side of the house and farther west from the house. This one-story addition sits on a poured concrete foundation, and it has a low gable roof with the gable facing west. The addition extends across the full width of the rear of the house and meets another addition which extends south from the southeast corner of the rear of the house. From the west, the addition has four one-over-one-light double-hung vinyl windows facing north, and four more one-over-one-light double-hung vinyl windows facing west.

Continuing around this southwest corner addition, the rear of the house, the south elevation, is visible. This enclosed porch addition covers the first story portion of the house and extends several feet south of the original two story house. From the left/west, along the south side of the addition, there are seven one-over-one-light double-hung vinyl windows. Just to the right of the seventh window there is a vinyl entry door with an aluminum storm / screen door. Immediately to the right of the door is one more one-over-one-light double-hung vinyl window. To the right there is an oriel window with angled sides having single light vinyl casement windows, with a central fixed window. The rear/south elevation of the original house is visible above the addition, consisting of the south gable section on the left/west and the south side of the east gable section on the right/east. The south gable has a set of four eight-light vinyl casement windows. Above them near the peak of the gable, is a large semicircular fixed window with decorative lights. This gable has the same diagonal verge boards as the rest of the gables on the house. To the right is a shed roof dormer with an eight-light vinyl casement window on the left side of the dormer and set of four eight-light vinyl casement windows to the right.

The last addition is a one-story south-facing gable-roof addition off the southeast corner of the house, which attaches to the original house below the east end of the east gable. This addition, built in 2010, sits on a rough stone foundation, and is clad with vinyl siding. The west elevation of this addition has a vinyl patio door toward the south end of the elevation. This patio door and the south entry in the southwest enclosed porch addition both lead to a large wood deck located in the corner formed by the two additions. All parts of the deck are wood. Steps lead down to the yard at the northwest and southeast corners of the deck. The south elevation of the southeast corner addition has a large sliding vinyl window in the stone foundation. Above it, there is a triple-light vinyl casement window with a

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decorative semicircular window above it. There is a small vinyl window on the north end of the east elevation of this addition.

Narrative Statement of Significance

The John F. Brown House appears to contribute historically to the potential “west side” residential historic district in Washington. It is one of the earliest homes in the neighborhood and a rare example of the Gothic Revival style. However, it also has several modifications, including windows, siding, and a front garage addition. The addition is somewhat sympathetic to the original house design, and offset through a connecting addition, with the overall form and design of the original house still clearly discernible. Thus, the house is considered to have sufficient integrity to contribute historically to the potential historic district within the context of early development and significance of the neighborhood.

The house does not have sufficient integrity to be individually eligible for listing on the National Register of Historic Places under Criteria A, B, or C.

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

John F. Brown was living in Washington County as early as 1863 when, according to the History of Washington County published in 1880, a J.F. Brown was elected County Judge for a two year term (page 382). The abstract shows this property was owned by Joseph and Elizabeth Keck, and on April 25, 1864, was transferred to J.F. Brown for \$250.00; 50¢ U.S.I.R. The abstract also shows a mortgage between Brown and the Home Insurance Company of Washington Iowa on August 18, 1868 for \$1,250 at 10% interest, due on August 18, 1869, presumably to build the house. John F. Brown appears in the 1870 Washington County census (page 42) listed as a lawyer, age 42, with his wife Mary E., age 35, and daughter Katie, age 8. A domestic servant, Mary Burns, age 15, is also living with the Brown family. The 1874 Atlas of Washington map shows an ell shaped house at the approximate location of the current house. The abstract shows that J.F. Wilson, President, released the mortgage on February 15, 1878. The 1880 census lists the Brown family living on Main Street: John F. Brown, a lawyer, age 47; his wife Delphia, age 27; and two children, Franklin J., age 3, and Helen, age 4 months.

The abstract shows a new mortgage signed on February 19, 1883 between J.F. Brown and wife Delphia Brown, with L. & W. Smouse for \$800. On November 10, 1883, J.F and Delphia Brown sign an additional mortgage with Paul Jugenheimer for \$3,000, subject to the \$800 note, at 9% interest and due February 19, 1886. Although the mortgage between Brown and the Smouse brothers is released on November 16, 1883, Brown continues to make loans until he is taken to court. The judgment goes against Brown, and on July 10, 1889, Sheriff M.H. Sweet transfers the property to J.F. Henderson, a lawyer. He sells the property to Mary Ott on September 5, 1890 for \$1,750.

The 1894 city directory lists Mrs. M.C. Ott living at 713 W. Main Street (this house, early numbering). The 1895 Iowa census lists Mary C. Ott, age 45 and a widow, living with Eartha Hope Ott in Ward 1, Washington. The 1903 city directory lists Mrs. Mary C. Ott and Edith Hope Ott, a student, living at 737

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W. Main. The 1910 census list the Ott family as Mary C. Ott, head of the household, age 50, and a son Claire A., age 22 and a pharmacist, and daughter Edith H., age 15, in school. The 1910-11 city directory identifies the residents as Mrs. Mary C. Ott, widow of Daniel W., and Miss Edith H. Ott, school teacher, both living at 737 W. Main. They are listed again in the 1917 county directory, living on W. Main but with no house number, as Mrs. Mary Ott and Hope, a teacher.

On October 1, 1920, Mary Ott sold the property to F.M. Lytle and Pleatus Lytle, Jr. for \$5,000, paid in part by a \$3,500 mortgage obtained on September 25, 1920 from Washington Loan and Trust Company. The 1926 telephone directory lists Merle Lytle living at 803 W. Main. The loan company released the mortgage on April 9, 1927. In September of that year, Lytle and his wife mortgaged the property again for \$2,200, due September 1, 1930. Pleatus died in 1929, and the mortgage was extended at least once, finally being released on June 1, 1944. The 1930 census lists the families living at 803 W. Main as Frank Miller, age 32, head of the household, district manager of the gas and electric company, and a renter, his wife Bertha, age 31, and their daughter Sara L., age 2 3/12. Also present in the house are Sadie Hay, mother-in-law, age 62, and Merle Lytle, age 48, listed as a lodger and working as a commercial salesman for the button factory, and his daughter Mary Ellen, age 11, listed as a boarder. F.M. Lytle remarried in 1935, and the 1940 census lists F. Merle Lytle, age 57 and head of the household, working as shipping clerk at the button factory, his wife Edna, age 30, a forelady in the packing department, and Mary Ellen, age 21 and listed as a new worker, all living at 803 W. Main. The 1941 city directory identifies the family as F.M. Lytle, agent with Northwestern Mutual Life Insurance, and Edna, with the American Pearl Button Company at this address. F. Merle Lytle is listed here in telephone directories through 1962. The 1964 city directory lists F. Merle Lytle, retired, and his wife Edna as legal secretary for L.J. Kehoe, an attorney. Title of the property was transferred from F.M. Lytle to Edna Lytle on September 14, 1966. The 1967 city directory lists Edna Lytle (widow Merle), working as a bookkeeper for Louis J. Kehoe, attorney.

On August 5, 1968, the abstract shows Edna Lytle Elefson and Raymond Elefson transferred ownership of the property to L.A. Duncan for \$30,000. The 1969 city directory identifies the family at 803 W. Main as L.A. Duncan, manager of Coordinated Estate Services and owner of the Kwiki Car Wash, his wife Ann E., and a son Tad, born in 1969.

The property was sold to Ray Minick on June 11, 1971. The 1973 city directory lists L.A. Duncan as owner of coordinated Estate Services and President of L.A. Duncan & Associates. Ann E. Duncan, his wife, and children Tad, '69, and Michael '71 are also living here. The 1976 city directory lists L.A. Duncan at 301 S. Iowa Avenue, but Ann E. Duncan, Tad, and Michael, are living at 803 W. Main.

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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.

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

Koch, Augustus. *Birds-eye View of the City of Washington.* Chicago: Chicago Lithograph Company, 1869.

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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Portrait and Biographical Album of Washington County, Iowa. Chicago, Acme Publishing Company, 1887.

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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)

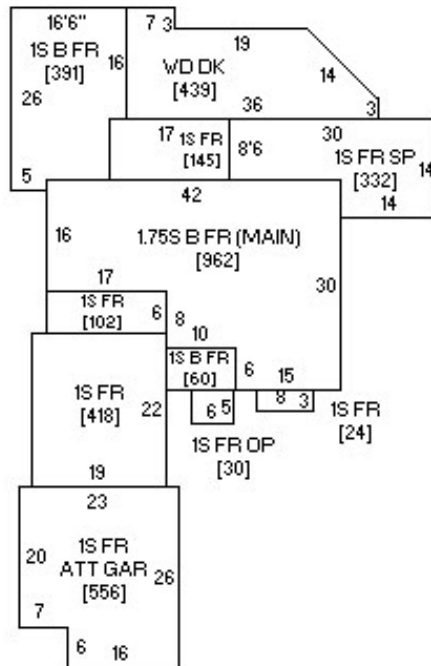


Photo from assessor's website



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Digital photographs



Photograph 92-00792-001 - House, looking southeast (December 2014)

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Photograph 92-00792-002 - House, looking southeast (December 2014)

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Photograph 92-00792-003 - House, looking northwest (December 2014)

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Photograph 92-00792-004 - House, looking northeast (December 2014)