

Iowa Site Inventory Form

State Historic Preservation Office

(July 2014)

State Inventory Number: 92-00375 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 and Mary Winter House

B) Other names: West side survey map #WS-063

• **Location**

A) Street address: 523 W. Washington Blvd

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

C) Legal description:

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

Urban: Subdivision: Subdivision of Out Lot 3 Block(s): _____ Lot(s): Lot 4 and N 26.5' of Lot 7

• **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

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

B) Current functions

01A01: Domestic / residence

01C05: Domestic/garage (carport)

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

A) Architectural classification

05D: Queen Anne

B) Materials

Foundation (visible exterior): 04: Stone

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 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

1890 *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

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: Joanne L. Breen - volunteer Rebecca Lawin McCarley, consultant Date: July 21, 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: _____

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 92-00375
Related District Number: 92-00350

Page 1

John and Mary Winter House	Washington
Name of Property	County
523 W. Washington Blvd	Washington
Address	City

Narrative Description

This is a two-story frame, Queen Anne house built around 1890 on the south side of W. Washington Boulevard. The house sits on a stone foundation, and the walls are clad in aluminum siding. The combination hip and gable roof is covered in asphalt shingles and has wood eaves. All windows retain wood surrounds and wood sashes, and some have storms/screens on the windows. There is an open wrap-around-porch on the front and east side. An attached frame carport is on the southeast side of the house and is accessed from the street.

The façade (north elevation) is spanned by a one story, wrap-around porch that continues around to the east side. The porch has seven decorative round columns, wood eaves and brackets, and a hip roof with asphalt shingles. Five of the columns are across the front and two are along the east side. Wood spindle railings run between the columns. The area under the porch floor is covered by wood lattice. Wood stairs, with wood spindle hand railings, lead up to the porch at the left/west end. A sidewalk runs north and connects to the city sidewalk. The right/west bay of the house is setback from the other two bays under the front gable section. On the first story on the west/right, there is the entry with narrow double wood doors with half-light windows. On the second story, there is a one-over-one-light double-hung window above the entry. The gable-roof section to the left/east has two one-over-one-light double-hung windows. There are two one-over-one-light double-hung window on the second story as well. Between the second story and gable/attic, there is a decorative cornice with large carved brackets on each end and smaller brackets along the corner. The siding on the gable flares out at the base, and the gable is clad in a combination of fishscale and regular wood shingles. There is a set of paired windows with slats at the top and bottom sashes that have ornate surrounds.

The east elevation of the house has the porch that wraps around at north/front end to the center gable-roof section. The east side of the front/right/north section has a one-over-one-light double-hung window on each story. The porch wraps around to the north side of the center section, which has a short north well. A side entry is located here on the first story, and the wood door is ornate and has a screen/storm door. There are wood stairs and spindle railing leading up the porch at this south end. On the first story of the projected center gable-roof section, there is a hip-roof square bay window. There are one-over-one-light double-hung windows on the north and south sides and a group of three one-over-one-light double-hung windows on the east side. On the second story, there are two one-over-one-light double-hung windows on the east side and a single one-over-one-light double-hung window on the north and south sides. The east gable matches the front gable in decoration, with the decorative cornice line, flared shingled gable, and paired windows with ornate surrounds. The east side of the rear wing is partially covered by the carport addition, which attaches to the rear southeast corner of the house. On the second story, there are two one-over-one-light double-hung windows.

The west elevation of the house is similarly divided into three sections. The north/left section has no fenestration. The projected center gable-roof section has a one-over-one-light double-hung window on the first and second stories. The north short side of this section has a one-over-one-light double-hung windows on the first and second stories. On the south side of this section, there is an entry on the first story with a rectangular three-light transom above. This entry would have historically lead into the conservatory (glass room, greenhouse). On the second story, there is a one-over-one-light double-hung window. . The west gable matches the front gable in decoration, with the decorative cornice line, flared shingled gable, and paired windows with ornate surrounds. The west side of the rear wing has

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 92-00375
Related District Number: 92-00350

Page 2

John and Mary Winter House	Washington
Name of Property	County
523 W. Washington Blvd	Washington
Address	City

three one-over-one-light double-hung windows on the first story. On the second story, there are two one-over-one-light double-hung windows.

On the rear of the house (south elevation), there is an enclosed one story rear porch with a front gable roof with asphalt shingles. On the west side of the vestibule, there is a one-over-one-light double-hung window. On the south side, the carport extends around into a porch with a shed roof with asphalt shingles. Extending south and east is a larger concrete patio. On the second story, there is a one-over-one-light double-hung window. At the attic level is a vent. A small concrete patio extends to the west.

An attached, frame, carport likely built in the 1970s is located on the southeast corner of the house. It has a side gable roof with ornate metal supports and asphalt shingles. There is a cupola on the top. The driveway runs from the garage/carport entrance (north side) and along the east side of the house to the street. Under cover of the carport is an attached, enclosed shed with a wood door. In the southwest corner of the property, there is a detached modern gambrel-roof shed.

Narrative Statement of Significance

The John and Mary Winter House appears to contribute historically to the potential residential historic district on the west side of Washington. The house was built during the period of development of the neighborhood with large homes for successful businessmen in the late 19th century. The house was built for stockman John Winter, and then owned for many years by James M. Bratten. This history is significant within the historic district.

The house does not appear to be individually eligible for listing on the National Register of Historic Places under Criteria A, B, or C. The aluminum siding, carport, and removal of the green house has impacted the historic integrity, likely precluding individual listing.

History / research summary of property

The 1874 atlas shows an earlier house on Lot 4. The property was sold by D.J. Dewey to Nelson Beall on July 20, 1882. Annie Beall et al then sold the property to Mary S. (Beall) Winter on April 5, 1890. The house was then likely built in 1890. According to his obituary and an article in the 1880 History of Washington Co, John Winter was born April 16, 1837 in Allegany County, Maryland to John and Hester (Trimble) Winter. Mr. Winter came to Iowa in 1860. He was engaged in the "feeding and shipping of livestock" in several states before setting in Washington County in 1872. He owned 800 acres. John married Mary S. Beall on November 17, 1872, daughter of Nelson B. and Caroline (Taylor) Beall. She was born August 1851 in Allegany County, Maryland. Building improvements for 1892 listed in the *Washington Gazette* on January 6, 1893 note that H. Shrader built a conservatory for John Winter, indicating that the house was complete prior to this date. Later Sanborn maps (1909, 1917) show a glass room or green house on the west side of the house. John Winter is listed in the 1894 City Directory at 509 W. Washington. The 1894 atlas shows a larger house on Lot 4. The 1895 Iowa census lists John Winter (59, born in MD, stockman) living with Mary S. (43, born in MD) and children Nelson (19), Ethel (16), and Mary E. (14). John Winter died on June 2, 1895. Mary Winter continued to live here for a few years.

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 92-00375
Related District Number: 92-00350

Page 3

John and Mary Winter House	Washington
Name of Property	County
523 W. Washington Blvd	Washington
Address	City

The property transferred from Mary S. Winter (widow) to J. M. Bratten on February 19, 1898. The transfer included Lot 3 with this house, as well as Lot 7 to the south, extending south to W. Jefferson St. Thus, they owned a double-depth lot. James M. and Amy S. Bratten lived here until their respective deaths in 1945 and 1938. The 1900 census lists James, 42 years old, born May 1858 in Indiana, married for 13 years, and employed as a clothing salesman; his wife Amy, 37 years old, born May 1863 in Pennsylvania, with 1 of 2 children living; and son Harper P., 11 years old, born in Iowa. On January 30, 1901, Isaac Klein incorporated his clothing store as The Klein Klothng Kompany, with Isaac Klein, J.M. Bratten, and Henry Heinsfurter as partners. J.M. Bratten later sold his interest on March 1, 1915 to W.C. Hedges and Joe Falk (*Evening Journal*, April 3, 1926, 45). The 1909 Sanborn map shows a two-story house with a wrap-around front porch, square sections on both the east and west sides, a glass room just south of the square section on the west side, a one-story side porch, and a one-story rear entry vestibule. The 1910 census lists James (age 51, manager of a clothing store), wife Amy (46), and daughter Elsie (7). James is listed as Vice President and Treasurer of Klein Klothng Kompany in the 1910-11 city directory, living at 521 W. Washington (earlier numbering, now 523). In 1912, Washington Loan and Trust Company was organized, with Charles H. Keck as president, Frank R. Sage as secretary, and D.A. Boyer, W.A. Cook, and J.M. Bratten as directors. The bank conducted investment banking and general Trust Company business. It was noted in 1913 as filling a need for a local long term investment company. They dealt in real estate mortgages for both farm and residential properties ("Washington Loan & Trust Company," *Evening Journal*, April 26, 1913, 1, 4). Bratten the sold his interest in Klein Klothng Kompany in 1915. The 1917 county directory list J.M. Bratten, retired clothier, living at 521 W. Washington with wife Amy and daughter Elsie. The 1917 Sanborn map shows the same footprint for the house as the 1909 map, a small outbuilding to the rear and a larger garage on the south end of Lot 7 to the south along W. Jefferson. The 1920 census likewise lists the family here: James was 61 and a retired merchant; Amy was 56; and Elise was 19. The 1926 telephone directory then lists J.M. Bratten at 523 W. Washington.

Per the 1930 census, the Bratten family lived at 523 W. Washington, and James was 71, Amy was 66, and Elsie was 29 and a music teacher. The value of home was \$5000. The 1931 Sanborn map shows the same footprint for the house as in 1917, with the glass room on the west side now labeled as a greenhouse. The small outbuilding to southeast of the house is now noted as an auto garage, and no buildings are located on lot 7 to the south. The 1935 city directory lists James M. Bratten, trustee of Washington Loan and Trust Co, with wife Amy at 523 W. Washington. Amy Smyth Bratten died on November 23, 1938 at her home at 523 W. Washington Street. According to her obituary, she was born on May 21, 1863 near Harmony, Pennsylvania to Major and Catherine (Young) Smyth. The Smyth family came to Washington County when Amy was five years old. She attended the Washington schools and graduated the high school in 1880. Amy married J. M. Bratten on April 7, 1885. The 1940 census continues to list James (81, widowed) and Elsie (39, music teacher) living at 523 W. Washington. The 1941 city directory lists J.M. Bratten as a widower and retired merchant, and Miss Elsie Bratten is listed as a piano teacher. The 1943 Sanborn map shows the same buildings and details as the 1931 map. James Monroe Bratten died on December 28, 1945 at his home at 523 W. Washington Street. According to his obituary, James was born on May 6, 1858 in Pieceville, Indiana to Nathaniel Selby and Lucretia (Rownd) Bratten. He spent his early life in Indiana. He attended the Washington Academy. He lived in Washington since 1877 and worked for the Klein Klothng Kompany for 33 years. He was a member of the city park board, the YMCA board, and board of trustees of the Presbyterian Church. For several years, he was one of the trustees of the Washington Loan and Trust.

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 92-00375
Related District Number: 92-00350

Page 4

John and Mary Winter House	Washington
Name of Property	County
523 W. Washington Blvd	Washington
Address	City

Elsie Bratten then married Charles W. Murdock on February 9, 1946. The couple continued to live in this house at 523 W. Washington. The property officially transferred from J. M. Bratten, through his will, to Elsie Murdock on January 27, 1955. On June 23, 1949, Elsie Murdock had sold Lot 7 to the south along W. Jefferson to contractor Donald Foss, retaining this house on Lot 4 at 523 W. Washington. The 1952 and 1954 City Directories list Charles and Elsie Murdock at 523 W. Washington. Mrs. Clarence Booth lived at 523 ½ in 1954. Elsie died on December 16, 1956. According to her obituary, Elsie Sabina Bratten was born on December 21, 1900 in Washington to James M. and Amy (Symthe) Bratten. She graduated Washington High School and attended Parsons College and Drake University where she studied music. She taught piano lessons for 30 years. She was a member of the Rebekahs and the Christian Tabernacle. The property transferred from Elsie S. Murdock, established by will, to Charles Murdock on September 24, 1957. Charles later died on July 16, 1989. According to his obituary, Charles W. Murdock was born April 3, 1911 in Washington County to Floyd William and Cecil (Phillips) Murdock. He attended schools in Washington and Mt. Pleasant. Mr. Murdock lived most of his life in Washington and was a member of the Odd Fellows Lodge and a Jehovah's Witness. He was employed at the American Pearl Button Company, Washington Manufacturing Co. and was a custodian for the United Presbyterian Church and United Presbyterian Home. He lived at 821 South Marion Avenue at the time of his death.

The property transferred from Charles Murdock to Clarence Goff on December 11, 1957. The 1960, 1962, 1964, 1967, 1969, 1972 and 1976 City Directories list Clarence W. and Alice B. Goff living at 523 W. Washington Street. Clarence is listed as owner of Goff's Real Estate, and Alice is listed as a secretary and broker at Goff's Real Estate. Clarence died on June 7, 1990. According to his obituary, he was born on June 9, 1907 in Wayland, Iowa to Kenneth W. and Louvina (Eicher) Goff. He attended rural schools near Wayland and the University of Minnesota, School of Agriculture. He also studied real estate at the American Institute of Business in Des Moines. Clarence married Alice B. Wead on April 16, 1932. Mr. Goff farmed north of Washington for 10 years. He purchased the John Deere Implement Stores at Washington and Wellman. The Goffs and their Ronald owned and operated the Goff Real Estate business in Washington for over 30 years. He was a member of the Rotary clubs in Wellman and Washington and was a member of the founding board of the Conger House in Washington in 1973. Alice Goff died on May 3, 2004. According to her obituary, she was born February 12, 1910 in Washington to Arthur and Bessie (Ritchey) Wead. She attended rural school and graduated from Washington High School in 1927. She graduated with a teaching certificate from Iowa State College in Ames, and taught in rural schools for two years. Alice was a life-long resident of Washington County. She was a life-long member of the United Presbyterian Church, a member of the Fortnightly club, the Historical Society, and the Business and Professional Women's Club for many years. She was a licensed real estate broker and secretary/bookkeeper at Goff's Real Estate since 1956. According to note on a postcard of this block in the Conger House collection, Alice Goff was grand-niece of Amy Smyth Bratten.

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 92-00375
Related District Number: 92-00350

Page 5

John and Mary Winter House	Washington
Name of Property	County
523 W. Washington Blvd	Washington
Address	City

Bibliography

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Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 92-00375
Related District Number: 92-00350

Page 6

John and Mary Winter House
Name of Property

Washington
County

523 W. Washington Blvd
Address

Washington
City

Location map



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

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 92-00375
Related District Number: 92-00350

Page 7

John and Mary Winter House

Washington

Name of Property

County

523 W. Washington Blvd

Washington

Address

City

Building plan (from assessor's website)

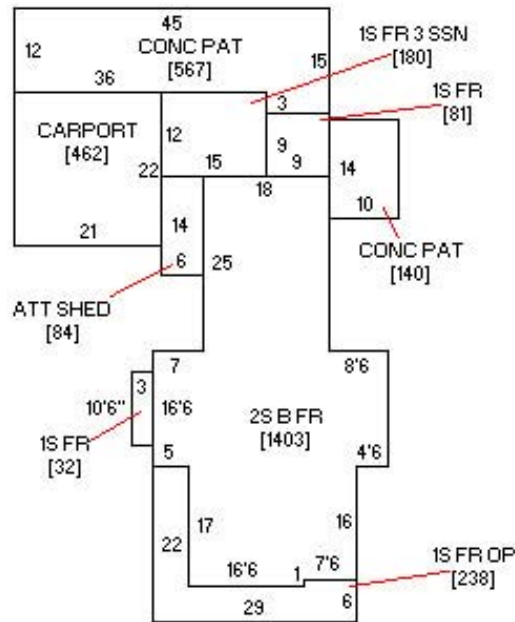


Photo from assessor's website



Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 92-00375
Related District Number: 92-00350

Page 8

John and Mary Winter House
Name of Property

Washington
County

523 W. Washington Blvd
Address

Washington
City

Historic images



509 W. Washington

515 W. Washington

523 W. Washington

Early 20th century view of 500 block (Washington County Historical Society)

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 92-00375
Related District Number: 92-00350

Page 9

John and Mary Winter House
Name of Property

Washington
County

523 W. Washington Blvd
Address

Washington
City



Gas. Monroe Bratten home at 523
W. Washington
Now occ. by Clarence and Alice Wead
Gaff. She is a grand niece of Mr. "Doc"
Bratten.
House was built by John Winter, bro.
of Enoch Winter.

970

House at 523 W. Washington (Washington County Historical Society)

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 92-00375
Related District Number: 92-00350

Page 10

John and Mary Winter House
Name of Property

Washington
County

523 W. Washington Blvd
Address

Washington
City

Digital photographs



Photograph 92-00375-001 - House, looking southeast (December 2014)

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 92-00375
Related District Number: 92-00350

Page 11

John and Mary Winter House
Name of Property

Washington
County

523 W. Washington Blvd
Address

Washington
City



Photograph 92-00375-002 - House, looking southwest (December 2014)

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 92-00375
Related District Number: 92-00350

Page 12

John and Mary Winter House
Name of Property

Washington
County

523 W. Washington Blvd
Address

Washington
City



Photograph 92-00375-003 - House, looking northeast (December 2014)