

Iowa Site Inventory Form

State Historic Preservation Office

(July 2014)

State Inventory Number: 92-00794 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 Dr. James B. and Mary Combs House

B) Other names: West side survey map #WS-134

• **Location**

A) Street address: 708 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): 3 Lot(s): O.L. 12

• **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	<u>1</u>	Buildings
	Sites		Sites
	Structures		Structures
	Objects		Objects
<u>1</u>	Total	<u>1</u>	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

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

A) Architectural Classification

B) Materials

09A02: Gable-front and wing

Foundation (visible exterior): 04: Stone

walls (visible exterior): 15EL: 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 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

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

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 26, 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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Dr James B. and Mary Combs House
Name of Property

Washington
County

708 W Main Street
Address

Washington
City

Narrative Description

This is a two-story gable-front house with a one story frame ell built around 1890 on the north side of W. Main Street. The house sits on a stone foundation clad in a concrete layer, and the house is clad with wide wood fiberboard siding. The roof is covered with asphalt shingles. There is a front porch attached to the east wing of the house, and there is a one story bay window on the front of the house. The windows are a mixture of wood windows and vinyl replacements, and a few of them have vinyl shutters. A detached garage sits at the north end of the lot.

The façade consists of the south side of the one-story wing and two-story gable-front section. The two story section is to the left, and it has a one story bay window with a flat roof. The bay window has three one-over-one-light double-hung vinyl windows, one in each side of the bay window. On the second story, above the bay window, there are two evenly distributed two-over-two-light double-hung wood windows with aluminum storm / screens. The side one-story wing is setback from the front of the house, with the front porch spanned this space. The porch has wood steps and floor, wood railing, and narrow square wood columns resting on rusticated concrete block piers. This porch likely appears on the 1917 Sanborn map. On each side of the porch, where it meets the house, there is a wood half column with a different profile, indicating an earlier porch. The entry is located on the left/west half of this section, and it has a wood door with three small diamond lights in the upper portion of the door, and with an aluminum storm / screen door. A picture window composed of two one-over-one-light double-hung vinyl windows on either side of the larger fixed central light is located to the right/east. A pair of vinyl shutters flanks the picture window.

The west elevation of the two-story section of the house has windows arranged symmetrically and spaced evenly. There are two one-over-one-light double-hung vinyl windows on the first story. Above the north/left window on the second story, there is another one-over-one-light double-hung vinyl window to the left. The second story window above the window to the south/right is a two-over-two-light double-hung wood window with an aluminum storm / screen. There is a basement entry between the two first story windows on the ground level. The wood door has two wood steps leading to it, and an aluminum storm / screen door.

The east elevation consists of four sections. The east side of the second story of the two story section is visible, and it has a two-over-two-light double-hung wood window with an aluminum storm / screen. The second section is the east side of the one-story wing, which has no fenestration except a round louvered wood attic vent near the peak of the gable. There is a four-light wood fixed basement window toward the left side of the wing and a wood bulkhead providing entry to the basement to the right/north side. The two remaining sections, the third and fourth sections, are both to the right and protrude somewhat from the end of the one story wing, and they are additions to the east side of the earlier rear addition (on the 1917 Sanborn map). They are clad with T-111 wood siding. The third section is a shed-roof side addition on the earlier addition. It has a one by one sliding vinyl window centered on the east wall, and a one-over-one-light double-hung vinyl window on the south wall. The fourth section is an enclosed back porch addition, and it has a pair of tall one by one light sliding vinyl windows.

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<u>708 W Main Street</u>	<u>Washington</u>
Address	City

The north elevation, the rear of the house, has the original two story gable-roof section to the right, and a one story gable-roof wing to the left. A gable-roof addition was built to the rear/north of the one-story wing, appearing on the 1917 Sanborn map. A shed-roof addition was then built to the east of it, and finally a flat-roof enclosed porch addition was built to the rear of both additions. There is an aluminum storm / screen entry door at the far left/east of the enclosed porch addition, with wood railing and steps leading down to the yard. Just to the right of the door, there are two pair of tall one-by-one-light sliding vinyl windows. The two story portion of the house to the right/west has no fenestration on the first story, but the siding indicates two covered windows. On the second story, there is a centered one-over-one-light double-hung vinyl window. To the immediate left of that window, there is a smaller one-over-one-light double-hung wood window with a sill higher than typical for this house and an aluminum storm / screen and wood surround.

A large gable-roof garage sits to the rear of the house. The assessor lists a construction date of 1974. The garage is clad in vinyl siding, and it sits on a concrete foundation. The gable roof is clad in asphalt shingles. A double-car garage door is located on the north half of the east side. The garage is about twice the width of this garage door. It is counted as a non-contributing building in a potential district.

Narrative Statement of Significance

The Dr. James and Mary Combs House appears to contribute historically to the potential “west side” residential historic district in Washington. The house was built around 1890 for retired physician and farmer Dr. James Combs, as he appears to have moved back into Washington from a Franklin Township farm. The house reflects the late 19th century development of the neighborhood and is significant within this period.

The house does not appear 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):

A parcel including Out Lots 12 and 13 was sold by Frances Townsend, single, on September 29, 1890, to James B. Combs. The double lot is vacant on the 1874 atlas, but this house appears on the 1894 atlas, indicating construction during this period. It is likely that the house was built around 1890 for Dr. Combs and his family. The 1894 city directory lists Dr. J.B. Combs at 702 W. Main (this house). The 1895 Iowa census lists Dr. James Combs, age 70 and head of the household, living with his wife Mary, age 62, and Alice A. age 20 and single. The 1856 Iowa census lists Dr. James B. Combs as a physician in Washington at age 31, and then he is listed as a farmer in Franklin Township in the 1880 census. Marriage records indicate Mary Alyce Combs, daughter of J.B. and Mary McClellan Combs, was then married on September 3, 1902. The 1903 city directory lists Dr. J.B. Combs, retired farmer, and wife Mary J. living at 708 W. Main Street with Stella Wells, a student. James Combs died August 14, 1906.

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On November 1, 1906, Mary Combs sold the property to Ferdinand Marie. The 1910 census lists Frank Marie, age 74, born in France, immigrated in 1856 and a naturalized citizen, as the property owner, with his wife Catharine, age 71, also born in France, immigrated in 1855, and daughter Celestine, born in France, age 42. They also appear in the 1910-11 city directory as Ferdinand Marie, retired farmer, wife Katherine, and Miss Celestine Marie, all living at 708 W. Main. The 1917 Sanborn map shows the house with the two story wing on the west, a front porch, and a one story addition at the rear of the house, and there is a one story outbuilding at the northeast corner of the lot which continues to appear on the 1931 and 1943 Sanborn maps. The 1920 census lists Ferdinand Marie, head of the household and property owner, age 83, and his daughter Celestine, age 51 and single, both living at 708 W Main. By 1930, the census lists Celestine Marie, age 62, as owner and only resident at this address. The house is valued at \$4,000. The 1931 Sanborn map shows the same basic house, but identifies the boundary between the two story wing on the west and the one story portion of the house to the east and rear of the house. In 1940, the census again lists Celestine Marie, now age 73, as the only resident at this address.

On April 20, 1944, a series of five quit claim deeds from members of the Marie family allow a transfer of the property to Garner See. By October 23 that same year, See has sold the property to George G. Birney and wife, but on August 3, 1949, the property is transferred back to Garner See who sells it that same month to Delbert and Anna Hysell.

Hysell transferred the property to Susan Schmitt on May 12, 1953. The 1954 city directory lists Mrs. Susan Schmitt and John Schmitt living at 708 W. Main Street, and Mrs. Schmitt is also listed in telephone directories from 1956 through 1962.

Schmitt sold the property to Donald Heisdorffer on January 16, 1963. Don L. Heisdorffer, whose occupation is small appliance repair, his wife Eileen, a clerk at Gambles store, and their children Kay, age 12, Scot, age 9, Mark, age 6, Mary, age 5, and Patti Jo, an infant, are listed living at 708 W. Main in the 1964 city directory. The 1967 city directory lists Elmo C. Kern (Yvonne K. presser at Watson Cleaners) mechanic at International Harvester and their daughter Angela Kay '66 living at 708 W. Main. The property was transferred from Donald and Mildred Heisdorffer to Elmo C. and Yvonne Kern on December 30, 1968. The 1969 city directory listing is the same except for the addition of another daughter, Melinda Jane '68. In the 1972 city directory, the Kern family listing remains the same, and in the 1976 city directory, the only change is that Elmo is now a mechanic at Hennigan, Inc. Yvonne Kern sold the property to Kyle Gerdes in 2014.

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Souvenir Edition of Washington Centennial, *The Evening Journal*, August 1939

Sixtieth Anniversary Edition, *The Washington Evening Journal*, February 27, 1953

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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)

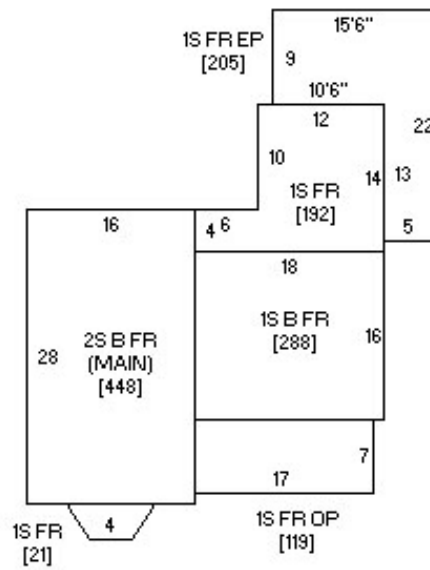


Photo from assessor's website



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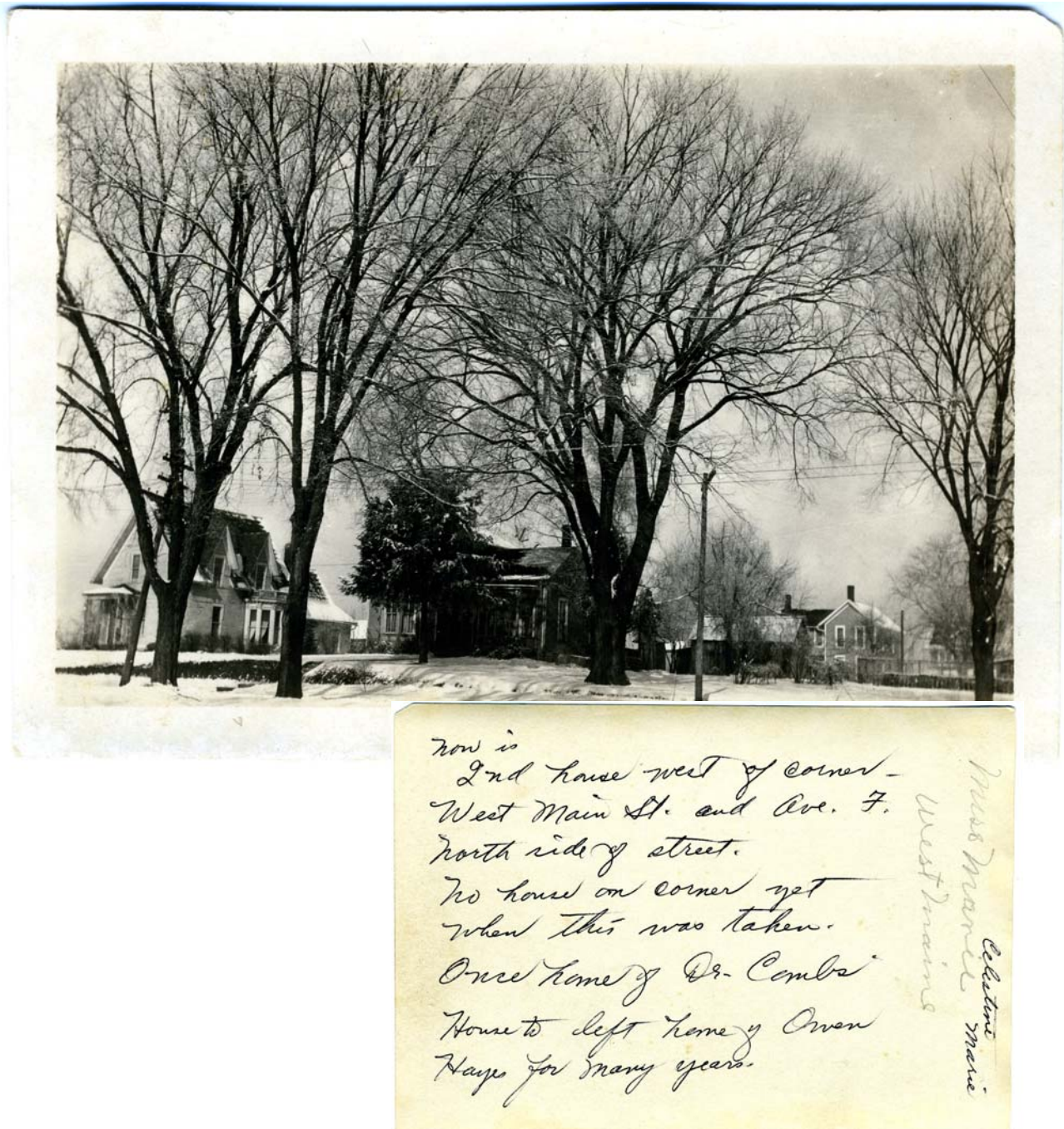
Dr James B. and Mary Combs House
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Historic images



North side of 700 block of W. Main, west of Avenue F, looking northwest (Conger House collection)

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Digital photographs



Photograph 92-00794-001 - House, looking northwest (December 2014)

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Photograph 92-00794-002 - House, looking northeast (December 2014)

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Photograph 92-00794-003 - House, looking southwest (December 2014)

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Photograph 92-00794-004 - Garage, looking west (December 2014)