

Iowa Site Inventory Form

State Historic Preservation Office

(July 2014)

State Inventory Number: 92-00795 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 Stephen and Mary Sanford House

B) Other names: West side survey map #WS-135

• Location

A) Street address: 714 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): 8 and E 16' 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

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

01A01: Domestic / residence

B) Current functions

01A01: Domestic / residence

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

A) Architectural Classification

09A01 Front-gabled Roof

B) Materials

Foundation (visible exterior): 04: Stone (stucco)

walls (visible exterior): 09: Asbestos

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

1866 *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 17, 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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Stephen B. and Mary A. Sanford House
Name of Property

Washington
County

714 W. Main Street
Address

Washington
City

Narrative Description

This is a one-and-one-half-story frame gable-front house on the north side of W. Main Street. The house sits on a stone foundation coated with concrete, and the house is clad with asbestos shingle siding. The steep front gable roof is covered with asphalt shingles, and there are two east facing gable-roof dormers. The windows are vinyl replacements with vinyl surrounds. There is no garage.

The façade faces W. Main to the south. Concrete steps and a small concrete stoop with metal railings lead to the entry at the left/west side of the front of the house. There is a pediment above the door with fluted columns flanking the entry. The front door is a replacement vinyl clad door, which has a decorative light in the upper half of the door. To the right/east, there are two spaced one-over-one-light double-hung vinyl window. On the second story, there are two evenly spaced one-over-one-light double-hung vinyl windows.

The east elevation consists of the side of the front/main section of the house and the side of the rear section of the house. On the front/south/left half of the main section, there is a one-over-one-light double-hung vinyl window. On the right/north half, there is a five sided bay window with a narrow one-over-one-light double-hung vinyl window in each side of the bay window. The roof of the bay is flat. The second/attic story has two gable-roof dormers that extend the face of the side wall. Each dormer has a steeply pitched gable roof and a one-over-one-light double-hung vinyl window. The east elevation of the gable-roof rear section has an inset porch on the south half. It has a wood floor and steel entry door with an aluminum storm / screen door. The north half is enclosed and sided to match the rest of the house. The 1931 and 1943 Sanborn maps show the entire side as an open porch.

The west elevation consists of the side of the main section of the house, an projected gable-roof section, and the side of the rear section. Towards the south/front end of the main section, there is a one-over-one-light double-hung vinyl window. Further towards the rear/left, there is another one-over-one-light double-hung vinyl window. The west elevation of the rear section has a one-over-one-light double-hung vinyl window to the left, and a boarded up window to the right. Immediately to the right of the boarded up window is the small one-story gable-roof addition protruding toward the west. This addition appears on the 1917 and later Sanborn maps, and likely is an earlier porch that was enclosed historically. This addition has a steel entry door on the north elevation, no windows on the west elevation, and a set of three one-over-one-light double-hung wood windows on the south elevation.

The north elevation, the rear of the house, has the one story gable-roof rear section covering the first story and most of the second story. On the second story, there is a one-over-one-light double-hung vinyl window at the far left, and a small one-over-one-light double-hung vinyl window at the far right, on the south elevation of the main section of the house. There are no windows on the north side of the rear section.

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Narrative Statement of Significance

The Stephen B. and Mary A. Sanford House appears to contribute historically and architecturally to the potential "west side" residential historic district in Washington. The house dates to the earliest period of development of the neighborhood, and it retains its historic form and several historic features. The house retains good historic integrity, and it clearly conveys its 1860s architecture in the steeply pitched roof, steep gable dormers, and bay window.

Further research would be required to fully assess the significance for individual listing under Criteria A, B, or C. The house is associated with post Civil War period of development in Washington, and additional research would be needed on other extant houses from the 1860s. Further assessment of the interior would be needed for full evaluation under Criterion C. Likewise, additional research would need to be completed on Stephen B. Sanford to evaluate significance under Criterion B.

History / research summary of property

The 1874 atlas of Washington show this elongated house on the west half of Lot 8 in Block 3 of Western Addition. On March 20, 1866, J.R. Lewis sold Lot 8 to Mary A. Sanford along with adjacent Lot 7 to the west, as well as Lots 1 and 2 to the north along W. 2nd Street. These latter two lots had small houses on the 1874 map as well. It is likely that this house at 714 W. Main was then built in 1866 or shortly thereafter. The 1870 census lists S.B. Sanford, livery owner, with \$6,000 in real estate (John F. Brown, living nearby at 803 W. Main, was listed on the same page, also with \$6,000 in real estate). His household includes Mary A. (55), Clara (22), and Henry (20, working in livery). He served on the streets committee for City Council in the late 1860s. All were born in Vermont. The 1885 census lists Stephen B. Sanford, age 68, retired hotel keeper, with wife Mary, age 69, and son Henry M., age 36, working in a livery. All were born in Vermont. Mary Canfield (40) and her daughter Lulu (11) also lived with them.

In "Men Who Make a City," *Washington Gazette*, January 6, 1893, page 6, it notes that Sanford & Webb ran a livery business, with Sanford working in the livery business for 20 years (likely referring to son Henry Sanford). A much earlier note from June 1841 in regards to the construction of the county jail notes that it was built in Block 8, east of Sanford's livery stable, and north of the square (Burrell 1909, Vol. 1: 121). However, that appears to be a different Sanford. The 1850 census lists Stephen B. Sanford (37, born in VT) as an innkeeper in Ellenburg, Clinton Co, New York, with wife Mary A. (37), and children Ellen (12), Frederick (9), Mary (6), and Henry (9 months). They could not be located in the 1860 census. The family moved to Washington by 1866, when they purchased this property and likely built the house. They also apparently started their livery business then. An article on June 30, 1871 in the *Washington Gazette* notes that Sanford & Co have thoroughly retrofitted their livery stable, now with 66 feet along Marion and extending back 66 feet and a 20 by 66 platform in front. They had been in business for about six years ("Sanford's New Livery Stable," *Washington Gazette*, June 30, 1871, 3). He then managed the Bryson House (hotel) for a few years in the 1870s as well, with a note in the *Washington Gazette* on August 2, 1878 that he was moving his goods out of the hotel as Messrs.

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Britton and Johnston, formerly of the Travelers' Home, were taking over management of the Bryson House. The 1885 census does then note him as a retired hotel keeper.

Mary Sanford (single) sold these four lots to Daniel Klopfenstein on August 18, 1890. He then sold the group of lots to the Washington Buggy Company on October 8, 1892, who then transferred them to Minnie Critz on June 30, 1893. A house with this general footprint extends from the west half of Lot 8 into Lot 7 on the 1894 Atlas of Washington map, with footprint appearing to include the side porch and bay window. The 1894 city directory lists C.H. Critz, salesman, living at 704 W. Main (this house; house to east was then 702 and now 708). The 1895 Iowa census identifies the Critz family as Charles H., age 31, his wife Winnie, age 28, and their children Celeste, age 8, Wayne, age 6, Paul, age 2, and Mary, age 0. The next transaction on this property occurs on March 15, 1898 when J.M. Schilling acquired Lots 7 and 8 (this house) as well as Lots 1 and 2 in a separate transaction in a sheriff's sale/deed. Apparently the house is rented for a time, as both Schilling and Critz are living elsewhere in the 1903 and 1910-11 city directories.

On August 7, 1916, the property (Lots 7-8) was sold by Norman Schilling et al. to Hannah and Owen O. Hayes. On February 16, 1917, Owen O. Hayes sold the W 50 feet of Lot 7 to E.J. Harmeier (who then built the house to the west). The house appears on the 1917 Sanborn map with the same footprint as currently. There also is a now non-extant one story outbuilding at the rear of the lot. The 1917 county directory lists Owen Hays, a clerk for Lloyd Lytle (grocer) and his wife Hannah living at 714 W. Main. The Hayes family appear on the 1920 census living at this address as Owen O. Hayes, homeowner and salesman in a grocery store, age 43, and his wife Hannah, also age 43. The 1930 census lists Owen (53, grocery salesman) and wife Hannah (49). The house is valued at \$2,400. He is listed at the same address in subsequent telephone directories and city directories with no change of address or household members until 1941. The 1941 city directory includes Owen Hayes, N.J. Schilling, and G.F. Schilling at this address. A check of death records shows that Hannah Hayes is a sister of Norman P. and Garrison F. Schilling. Norman Schilling died on May 18, 1948, and Garrison Schilling died November 2, 1952. The 1954 city directory lists the residents at 714 W. Main as O.O. Hayes and his mother-in-law Sarah Schilling. She died February 4, 1956. Telephone directories through 1963 continue to list Owen Hayes living here.

The 1964 city directory lists the Richard Gray family living at 714 W. Main. He is identified as a home owner and a plumber with Ed Gray Plumbing & Heating, and lives here with is wife Raquel and their children Raquel, age 6 and Renee, an infant. The same listing appears in the 1967 and 1969 city directories, and Gray is also listed in the 1972 city directory where the only change is that he is now the owner of Gray's Plumbing. He is also listed living here in the 1976 city directory. The next known transaction is from Ruth E. Wolf, single (Owen Hayes estate) to Richard E. Gray on February 5, 1982.

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Atlas of Washington County, Iowa. No publisher noted, 1894. In collection of Washington Public Library.

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

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Washington Gazette, January 6, 1893

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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

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

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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)

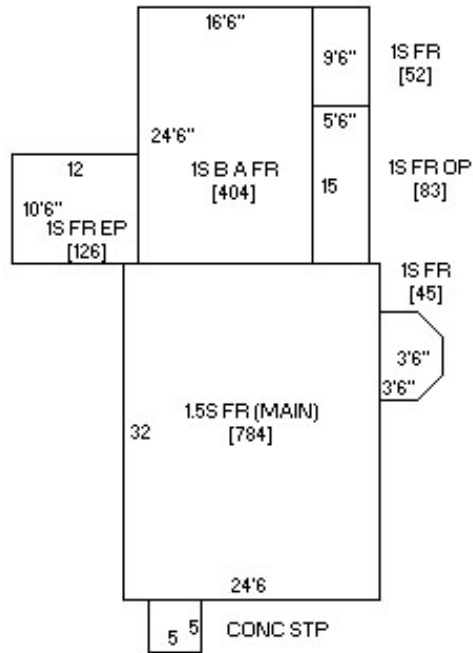


Photo from assessor's website



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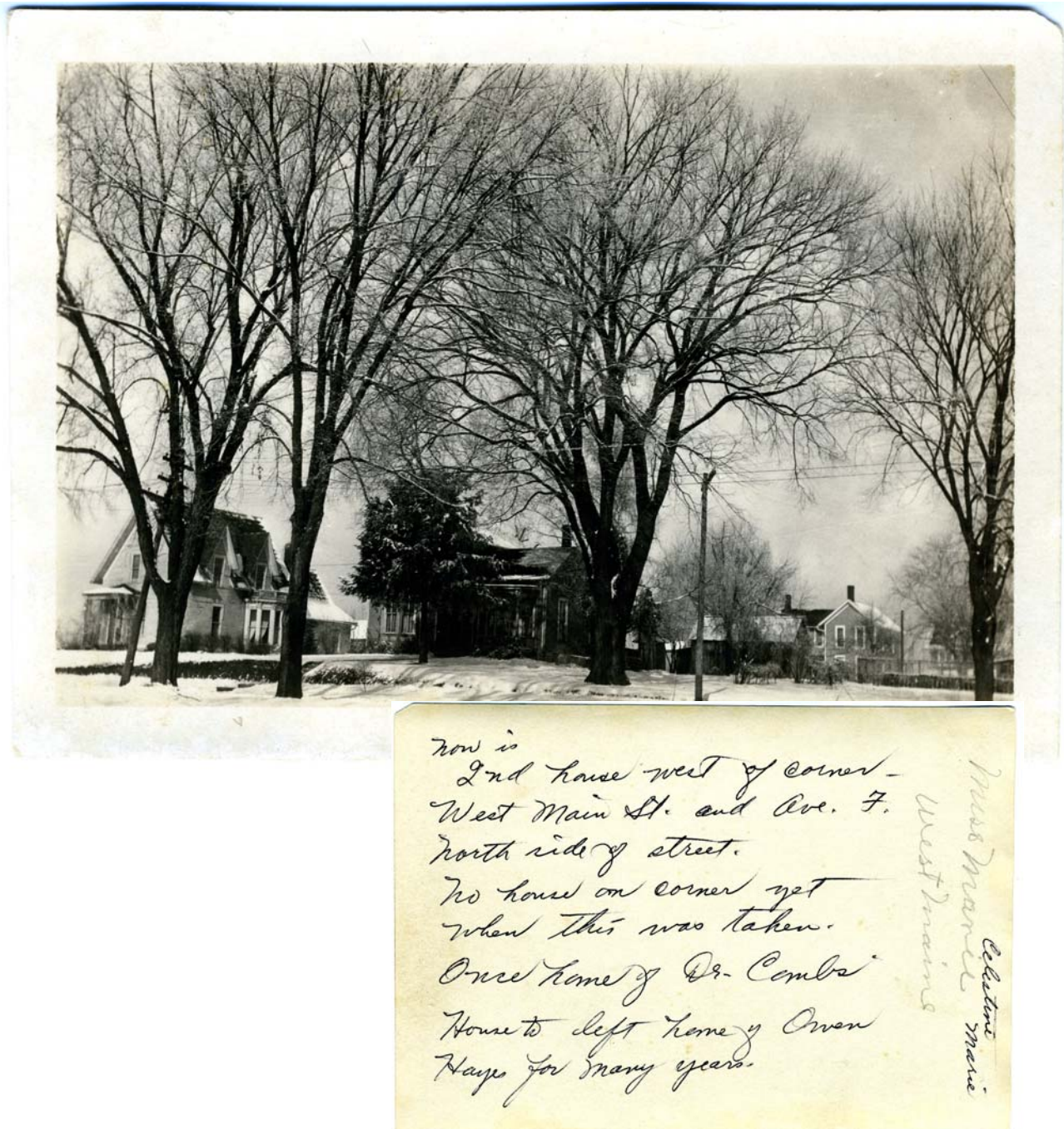
Stephen B. and Mary A. Sanford House
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Historic images



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

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Digital photographs



Photograph 92-00795-001 - House, looking northwest (December 2014)

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

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