

Iowa Site Inventory Form

State Historic Preservation Office

(July 2014)

State Inventory Number: 92-00798 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 Charles and Gertrude Ragan House

B) Other names: West side survey map #WS-138

• Location

A) Street address: 800 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): E75' of S 144.85' of Lot 22

• 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

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: Concrete

walls (visible exterior): 15E: 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

1950 *check if circa or estimated date*

Other dates, including renovations

2011

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: March 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: _____

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State Historic Preservation Office
Continuation Sheet

Site Number: 92-00798
Related District Number: 92-00350

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Charles and Gertrude Ragan House
Name of Property

Washington
County

800 W. Main Street
Address

Washington
City

Narrative Description

This is a one story side-gable frame ranch house built on the north side of W. Main Street around 1950. The house sits on a concrete foundation with brick-pattern stamped surface. It is clad with wide wood fiberboard siding, and the cross gable roof is covered with asphalt shingles. Typical windows are horizontal two-over-two-light double-hung wood windows with aluminum storm / screens. The rear addition was built in 2011, per the assessor. There is a detached garage off of the northeast corner of the house.

The façade faces W. Main to the south. There is gable-roof front porch with six square wood posts. The porch has a vinyl railing, recycled plastic flooring, and wood steps at the right (east) end of the porch which descend to the concrete driveway. The center section of the façade has a entry door with an aluminum storm / screen door. The door surround is permastone. A pair of horizontal two-over-two-light, double-hung wood windows with vinyl shutters is found to either side of the main entry.

The east elevation consists of the gable end of the main section of the house and the east side of the rear addition. On the left/south end, nearest the street, there is a one-over-one-light double-hung wood window with shutters. To its right, there is a smaller one-over-one-light double-hung wood window with a higher sill, which also has shutters. There are two basement windows, one below each of the first story windows. The side of the rear addition is slightly recessed from the rest of the elevation. At the left/south end of this section, there is a steel entry door with an aluminum storm / screen door, and there is another steel entry door to its right/north.

The west elevation is similarly divided into two sections, the gable-end of the main section and the side of the rear addition. On the right, nearest the street, there is horizontal two-over-two-light, double-hung wood window. There is a matching two-over-two-light, horizontally oriented, wood window to the left. Both windows have vinyl shutters, and there is a basement window below each of these windows. A one-over-one-light double-hung window is found on the west side of the addition.

The north elevation, the rear of the house, is covered by the one story addition. The addition is clad with vinyl siding, and has a gable running perpendicular to the house. The roof is covered with asphalt shingles. On the north elevation, there is a steel entry door with an aluminum storm / screen door on the left/east. To the right, slightly left of center, there is one-over-one-light double-hung vinyl window with shutters. On the far right/west, there is a pair of one-over-one-light double-hung windows with shutters.

The garage, located to the northeast of the house, sits on a poured concrete slab, is clad with vinyl siding, and has asphalt shingles on the front gable roof. It has a single-car aluminum garage door. The west elevation of the garage has an entry door at the far right side of the wall. The assessor lists a construction date of 1975.

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Charles and Gertrude Ragan House
Name of Property

Washington
County

800 W. Main Street
Address

Washington
City

Narrative Statement of Significance

The Charles and Gertrude Ragan House appears to contribute historically to the potential “west side” residential historic district in Washington. The house was built around 1950, replacing an earlier home on this property. It falls within the post-World War II development of the neighborhood, and it is significant as part of this history of the historic district. The later garage is counted as non-contributing.

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 tract of property described as the E 225 feet of Lot 22 was sold by Ida M. Bateman, widow, to Charles S. and Gertrude J. Ragan on December 3, 1928. The 1917, 1931, and 1943 Sanborn maps show an earlier two-story house on this property, which also appears on the 1894 atlas. This was likely the James Bailey house, and Ida Batemen was Bailey's daughter. The 1941 city directory lists Charles and Gertrude Ragan at 800 W. Main Street, and he is a city letter carrier.

According to the Washington County Assessor's office, the current house at 800 W. Main Street was built in 1950, which is consistent with the style of the house. The 1954 city directory lists Charles Ragan as living here, and he continues to be listed through the 1964 directory, when the listing notes he is retired, and owner of the property, living there with his wife Gertrude. The listing in the 1967 city directory is for Mrs. Gerturde Ragan (widow Charles), and she also appears in the 1969 and 1972 city directories.

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Charles and Gertrude Ragan House
Name of Property

Washington
County

800 W. Main Street
Address

Washington
City

Bibliography

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.

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

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.

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Charles and Gertrude Ragan House
Name of Property

Washington
County

800 W. Main Street
Address

Washington
City

Location map



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

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Charles and Gertrude Ragan House
Name of Property

Washington
County

800 W. Main Street
Address

Washington
City

Building plan (from assessor's website)

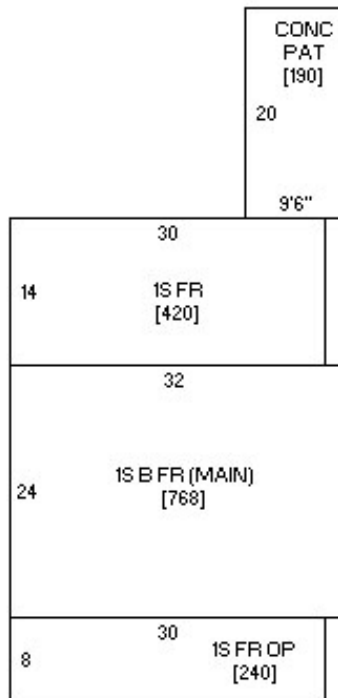


Photo from assessor's website



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Charles and Gertrude Ragan House
Name of Property

Washington
County

800 W. Main Street
Address

Washington
City

Digital photographs



Photograph 92-00798-001 - House and garage, looking northwest (December 2014)

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Charles and Gertrude Ragan House
Name of Property

Washington
County

800 W. Main Street
Address

Washington
City



Photograph 92-00798-002 - House, looking south (December 2014)