

# Iowa Site Inventory Form

State Historic Preservation Office

(July 2014)

State Inventory Number: 92-00393  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 Ella Dodds House

B) Other names: West side survey map #WS-069

• **Location**

A) Street address: 530 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: Keck's Addition Block(s): \_\_\_\_\_ Lot(s): Lot 10

• **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>	<b>Total</b>	<u>1</u>	<b>Total</b>

**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

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

01C05: Domestic/garage

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

**A) Architectural classification**

09A09; Cross gable roof

**B) Materials**

Foundation (visible exterior): 04: Stone

Walls (visible exterior): 02A: Weatherboard

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*

1875  *check if circa or estimated date*

*Other dates, including renovations*

**F) Significant person**

*Complete if Criterion B is marked above*

John Dodds

**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 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: December 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 house with a cross gable roof on the north side of West Washington Boulevard. The house sits on a stone foundation and the walls are clad in wood siding (weatherboard). The cross gable roof is covered in asphalt shingles, and it has wide eaves with a wood soffit. The overall form of the house is a T-plan, with the stem of the two-story T portion extending south towards W. Washington and a shorter two-story gable-roof rear section on the north. All windows retain wood surrounds and wood sashes, and they have storms/screens on the windows. There is a wrap-around porch on the front (south) and east elevation. A detached frame garage, built in 1976 per the assessor, is behind the house on the east side and is accessed from the street to the south.

The front of the house (south elevation) is spanned by a one story, wood porch that wraps to the east side. The porch has five round columns supporting a low hip roof with wood eaves with wood brackets. This porch appears to have replaced an earlier porch in the 1920s. The foundation area has wood lattice. Wood stairs with metal hand railings lead up to the porch. The north end of the porch is enclosed on the east side, and the main entry is into this vestibule. The east side has a small rectangular window. On the short south wall of the east gable-roof section above the entry vestibule, there is a two-over-two-light double-hung window. The main front/south gable-front portion of the house has two two-over-two-light double-hung windows on both stories. A smaller rectangular window is located in the gable at the attic level. This window appears to have metal decorative grillwork. On the short south side of the west gable-roof section, there is one two-over-one-light double-hung window on the first story, and a two-over-two-light double-hung window on the second story.

The west elevation of the south gable-roof section has a two-over-two-light double-hung window on both stories. The gable-roof west section then has a two-over-one-light double-hung windows on each story as well. The west side of the smaller rear gable-roof section has a one-over-one-light window on the first and second stories.

The east elevation of the south gable-roof section has a wall length window with 48 square lights (12 rows and 4 columns) on the first story within the wrap-around porch. On the second story, there is a two-over-two-light double-hung window. On the east side of the main gable-roof east section, there are two two-over-two-light double-hung windows on both stories. The east side of the smaller rear gable-roof section has a one-over-one-light window on the first and second stories.

The rear of the house (north elevation) has a shorter gable-roof rear section, with the roof intersecting the main house roof about at mid-gable level. On the first story of the north side of this section, there is a one-over-one-light window, and on the second story, there is a one-light window. The Sanborn maps show a porch on the east side of this section, where a one-story frame addition built in 1950 per the assessor is currently located. There is a sliding window on the north side and on the south side of this addition. An entry door is not visible. There is a concrete patio at the rear.

A detached, metal, two-car garage built in 1976 per the assessor is located on the northeast corner of the property. The foundation is a concrete slab, and it is clad in metal siding. The garage has a side-gabled, metal roof with an overhead metal door. A driveway runs from the garage entrance (south side) to the street.

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**Narrative Statement of Significance**

The John and Ella Dodds House appears to contribute historically and architecturally to the potential residential historic district on the west side of Washington. The house was built during the early development of the neighborhood in the 1860s and 1870s. The cross-gable form and two-over-two-light double-hung windows is likely typical for other houses built in this period, though only a handful remain as the lots were redeveloped with second generation houses in the 1890s and early 1900s. The house retains excellent historic integrity. The porch update in the 1920s is typical of modernization of homes in the neighborhood in that period, and it is significant within this period of development. John Dodds was a prominent early resident of Washington, among the first of these residents that defined this neighborhood by the 1890s and first part of the 20<sup>th</sup> century.

The house may also be individually eligible for listing on the National Register of Historic Places under Criterion B for its association with John Dodds and/or under Criterion C for its architecture. Further evaluation of the interior integrity, comparison with other similar homes, and research on John Dodds would solidify those determinations.

*History / research summary of property*

On August 15, 1866, James W. Campbell sold John Dodds a tract of land that appears to have included Out Lot 2 (the larger parcel historically associated with this house), and Lots 7-8 to the immediately west in Block 6 of Western Addition (check Book O: 216). The 1870 census list the family in Washington: John Dodds (42, produce dealer, \$2500 in real estate) and wife Mielma (42). The 1874 atlas shows a house built on the west half of Out Lot 2, and no construction to the west on lots 7-8. Then, an article in the *Washington Press* on July 14, 1875 noted that "John Dodds is about to build a house 22x28 on the street known as Gospel Ridge, at the place of elms." Assuming that is this house, then the house was built in 1875, which is consistent with the cross-gable style and two-over-two-light double-hung windows. In 1878, Dodds sold most of lots 7-8 to the west. He served as representative for the first ward for city council from 1878 to 1884. The 1880 census lists John Dodds (52, retired farmer) with wife Maelina (52). The 1885 census lists John Dodds (57, butcher) and wife Mielma (57). They are listed on W. Washington in the first household after Joseph Keck, who lived at the corner at 500 W. Washington. The 1894 atlas shows this house on Out Lot 2, with the large Out Lot 1 to the east with Keck's house, with no houses between them. John Dodds is listed in the 1894 Directory living at 508 West Washington St (earlier numbering, now 530). The 1895 census likewise lists John Dodds (67) and Mielma (68). John Dodds died on January 4, 1900. According to his obituary, he was born January 19, 1828 in Washington County, Pennsylvania to John and Sarah (McKeever) Dodds. He came to Iowa in 1852 first settling on a farm in Crawford Township where he lived for 12-13 years and then moved to Washington. He married Ella Allen in 1854. About 25 years ago (1875), the Dodds bought Elm Place on what was known as Gospel Ridge. Mr. Dodds served on the City Council from the First Ward for 10 years (3 terms 1878-1884 and 2 terms 1894-1898). He was active in businesses, including lumber, furniture and a meat market.

The 1900 census lists Ella Dodds (65, widow), next to Carl M. Keck (who built the house at 522 W. Washington), living here with sister May Sales (61, widow). In early 1902, she subdivided her property

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to the west, creating two additional lots along Washington Blvd. The west lot was sold to Fred Smith in March 1902, and the lot immediately to her west was sold to Charles N. Stewart on January 15, 1902. The *Press* reported on May 12, 1902 that "Mrs. Ella Dodds will move her home on Gospel Ridge a little to the east and south, as it is partly on the lot sold to C.N. Stewart." Ella Dodds is listed in the 1903 City Directory living at 602 West Washington (now 530 W. Washington). The 1909 Sanborn map depicts a T-plan house with a rear addition, small porch on rear east side and a wrap-around porch on Out Lot 2 at 602 W. Washington, similar to the current house. It also depicts a stable in the rear northwest corner of the property. Ella Dodds died on Dec 21, 1913 at age 86 at the home of her niece in Brooksville, Missouri. According to her obituary, she was born July 5, 1827 in Cadiz, Ohio to Mr. and Mrs. Isaac Allen. The Allen family moved to Iowa in pioneer times and lived southwest of Crawfordsville for many years. Her home was on West Washington Street where Dr. D. Arthaud now lives.

The transfer/sale to Dr. Daniel and Mary Ann Arthaud has not been identified, but it occurred between 1903 and 1910. The 1910 census lists Dr. Daniel Arthaud as owning the house at 602 W. Washington (earlier numbering, now 530), residing between Carl Keck at 522 W. Washington and Wesley Smith at 606 W. Washington (now 602). Daniel is listed as 57 years old, born in Iowa, married 28 years and a doctor; Mary is listed as 53 years old, born in Iowa, married 28 years and had 2 children. Children living with them are Bessie (23) and Lee (18, laborer at sanitarium). Dr. Daniel Arthaud and his wife Mary Ann are listed in the 1910-11 and 1917 city directories, living at 602 West Washington. Dr. Arthaud is an osteopathic physician. Their children Lee K. and Bessie E. were also listed with them in 1917. Lee is a student/U.S.A., and Bessie is a teacher. The 1920 census lists Daniel (66, doctor), Mary (62), Bessie (32, teacher at Blind School), and Lee (27, no occupation). Daniel Arthaud died on May 30, 1922. Mary Ann Arthaud then died on July 19, 1922. According to her obituary, Mary Ann was born in Lee County on March 18, 1857 to Robert and Mary Ann (Chaney) Henry. She married Daniel Arthaud on December 22, 1881, and they lived on a farm in Taylor County, Iowa for 17 years. Dr. Arthaud then attended the school of osteopathy at Kirksville, Missouri, and following his graduation they lived for two years at Burlington, moving to Washington in 1902. Mrs. Arthaud was a member of the Methodist church of the Pythian Sisters. Daughter Bess Eleanor Arthaud died in April 1944. According to her obituary she was blind for a long time and served for years as a teacher in the state school for the blind at Vinton. Lee K. Arthaud died in February 1957. According to his obituary he was born February 22, 1892 in New Market, Iowa. He entered the military service in July of 1917 and served in World War I with Co. K, first Iowa Infantry. He married Olive Richards. The 1917 Sanborn map depicts the same T-plan house and large stable at 602 W. Washington.

The property transferred from Bessie Arthaud et al to Susie Anderson in October 1922. J.T. and Susanne Anderson are listed in the 1925 census, 1926 directory, and 1930 census, and 1932 directory at 530 West Washington. The 1925 Iowa State Census shows John is 77 years old and Suzie is 66 years old, and they own the house, valued at \$6500 with a \$2500 mortgage. The 1930 U.S. Census listed John, 82 years old, born Pennsylvania and married 25 years; and Susie, 71 years old, born in Iowa and married 25 year. They own the house valued at \$6000. John died on July 20, 1932. John Thompson Anderson, II was born June 3, 1847 in Independence, PA to John T. and Sarah (Baxter) Anderson, Suzie Quinn Anderson was born February 6, 1859 in Washington, Iowa to Lewis and Susanna (Daughtery) Quinn. The Andersons were married August 19, 1885 and lived in Washington their entire married life. They had four children. John was a retired farmer. Suzie died on October 26,

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1935. The 1931 and 1943 Sanborn maps depict the same T-plan house with an auto garage at 530 West Washington.

The property transferred from Susie Anderson to daughter Helen (Anderson) Southwell in October 1935. The 1935 and 1938 city directories show the house was rented to Glen B. and Laura Holden and William R. and Harriet Gross respectively.

Helen Southwell and husband (Charles Caughley Wesley Southwell) then sold it to T. A. and Pearl H. Flenner on June 16, 1939. Tolbert A. and Pearl Flenner are shown in the 1940 U.S. Federal Census living at 530 West Washington St., owning the house valued at \$2,300. Tolbert was 47 years old, born in Indiana, and his occupation was livestock buyer; and Pearl was 48 years old, born in Illinois. Their daughter Margaret, age 19, lived with them. The 1941 city directory lists T.A. Flenner (wife Pearl), stock buyer/owner, lived at 530 W. Washington, along with Mrs Ollie Flenner (widow) and Miss Phyllis Flenner (bookkeeper for Bankers Life Insurance Co). The family continued to be listed here through the 1960 city directory. T. A. Flenner later died on September 17, 1964 in Kissimmee, Florida. According to his obituary, he was born December 26, 1892 in Coles County, Illinois to Martin and Ollie (Arterburn) Flenner. He was reared in Kansas and Illinois, and he married Mary Pearl Hinkle on August 31, 1912 in Paris, Illinois. They came to Washington in 1931. He was a livestock buyer and farmer and help build the Melody Lanes Bowling Alleys here. He was a member of the Methodist Church and the Masonic Lodge. Pearl Flenner later died on March 21, 1986. According to her obituary, Mary Pearl was born April 5, 1892 in Sullivan County, Indiana to James S. and Margaret Elizabeth (Brookins) Hinkle. She lived in Florida for many years and returned to Washington two years before she died. Pearl was a member of the United Methodist Church and UM Women. She was a fifty year member and Past Matron of the Washington Chapter No. 98 Order of the Eastern Star and a member of American Contract Bridge League.

The property transferred from T. A. and Pearl Flenner to Robert J. and June P. Nicola on July 6, 1960, who lived here until 1974. Robert J. and June P. Nicola are listed in the city directories from 1962 to 1972 living at 530 West Washington. In the 1964 city directory, Robert J. is listed as Treasurer, McCleery-Cummings Co., and Secretary for the YMCA. June is shown as a typist at Elder Shannon Company Insurance. Their daughter Rachel Kay was 13 years old. The 1967 city directory lists Robert J. Nicola as office manager for McCleery-Cummings Co. They lived here until 1974. Robert J. Nicola later died on November 7, 2001. According to his obituary, Robert was born November 25, 1924 in Washington to Jesse and Martha (Hesseltine) Nicola. He graduated from Washington High School and attended Washington Junior College. He served in the U.S. Army during World War II. He married June Palmer on July 2, 1950. He worked for 46 years for McCleery-Cummings Manufacturing, retiring in 1994 after serving several years as vice president of the company. Mr. Nicola served on the Washington City Council and the Washington County Hospital Board of Trustees. He was a member of the Kiwanis Club, former club president and lieutenant governor. He served on the YMCA Board and was past president of the YMCA. He served on the Halcyon House Advisory Board and Wesley Retirement Services Board of Trustees in Des Moines. He was a member of the Washington State Bank Board of Directors. Mr. Nicola also served as treasurer of the Washington Concert Board. He served on the University Athletic Club Board. In his earlier years, he was a member of the First Baptist Church in Washington. He served on the board of trustees for Central Baptist Theological Seminary in Kansas City, Missouri. He was a key figure in the earlier development of Shiloh, serving on the Advisory Board and as an elder of the church. June P. Nicola died on March 12, 2003. According to

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her obituary, June was born on November 21, 1929, in Bangor, Maine, to Walter A. and Mildred (Ward) Palmer. She attended the University of Iowa in 1948 and 1949. She returned to the University of Iowa in 1995 and earned a bachelor of general studies degree. June was a homemaker. She has been a resident of Washington since 1950. Mrs. Nicola was the first head librarian of Shiloh of the Living Word Library, a member and past president of PEO, Chapter J, a certified Red Cross diving instructor, a member and past president of the YMCA Board, a member and president of the Music Boosters, and a member and president of the Special Advertising Ladies. She was active in many volunteer organizations.

The property transferred from Robert J. and June P. Nicola to A. Davis and Beatrice I. Vesely September 26, 1974. Arden D. and Veal Vesely are listed in the 1976 City Directory living at 530 West Washington. Arden is an electrical contractor, and Veal is an RN for Nemmes & Ahart. They then sold it to Patricia L. Kenney on June 1, 1979.

Kathy S. Goedken, the current property owner, moved here in 1985 and bought the house on contract.

### **Bibliography**

*Atlas of Washington County, Iowa.* Clinton, IA, and Philadelphia, PA: Harrison and Warner, 1874.

*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.

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.

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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

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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.

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

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.

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**Location map**



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



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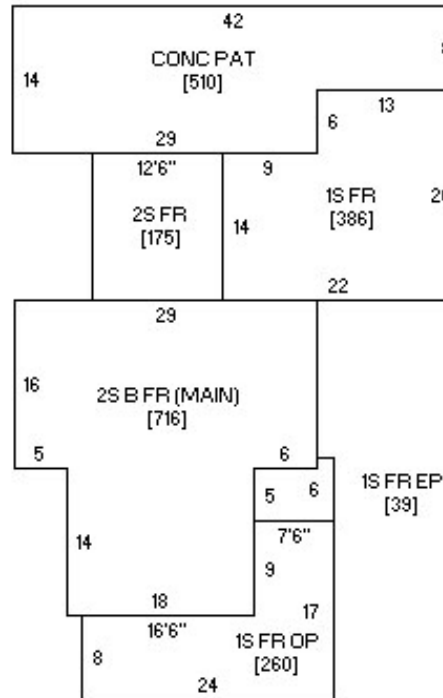
530 W. Washington Blvd

Washington

Address

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**Building plan (from assessor's website)**



**Photo from assessor's website**



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**Digital photographs**



Photograph 92-00393-001 - House, looking northeast (December 2014)

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**Photograph 92-00393-002 - House, looking northwest (December 2014)**

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**Photograph 92-00393-003 - House, looking southeast (December 2014)**