

Iowa Site Inventory Form

State Historic Preservation Office

(July 2014)

State Inventory Number: 92-00396 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 Peter and Lucy Berdo House

B) Other names: St. James Convent, West side survey map #WS-072

• Location

A) Street address: 614 W. Washington Boulevard

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): 6 Lot(s): 8

• 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
<u>—</u>	Sites	<u>—</u>	Sites
<u>—</u>	Structures	<u>—</u>	Structures
<u>—</u>	Objects	<u>—</u>	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

06D02: Religion / convent

01C05: Domestic / Garage

Music studio in chapel addition

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

A) Architectural Classification

B) Materials

06C: Classical Revival

Foundation (visible exterior): 10A: Concrete block

walls (visible exterior): 02A: Wood / 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 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

1913 *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: June 6, 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:

- Map** of property's location within the community.
- Glossy color 4x6 photos labeled** on back with property/building name, address, date taken, view shown, and unique photo number.
- 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.**
- 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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<u>Peter and Lucy Bordo House</u>	<u>Washington</u>
Name of Property	County
<u>614 W. Washington Blvd.</u>	<u>Washington</u>
Address	City

Narrative Description

This is a two-story frame Classical Revival house built in 1913 on the north side of W. Washington Boulevard. The house sits on a rusticated concrete block foundation, and is clad with narrow wood weatherboard. The hip roof is covered with asphalt shingles, and there is an attic dormer facing north/rear. There is a full front porch across the width of the house. On the east side of the house, there is a two-story bay window and a one-story oriel window. A one-story bay window is located on the west side of the house, along with another oriel window. All the windows in the house are wood with wood surrounds and aluminum storm / screens except in the basement, which has fixed aluminum windows, and three back porch windows which are vinyl. A historic brick chimney is located in the northeast corner of the house. A chapel was added in an addition to the rear of the house when the house was converted to a convent, and it is now used as a music studio. There is a one car garage west of the northwest corner of the house.

The façade, the south elevation, is spanned by a full front porch. Wide wood steps lead up to the front porch. The porch floor, railings, and balusters are wood, and the shed roof is supported by square wood columns sitting on rusticated concrete block piers. The porch columns at the corners of the porch are placed as a trio at right angles to each other. There are double columns on each side of the steps. The porch ceiling is vinyl beadboard, and the grating below the porch floor is vinyl. The porch was destroyed in a 1998 tornado and was completely rebuilt as nearly as possible to the original porch. The wide centered entry is framed with wide wood trim. The historic entry door has five rows of three panes of beveled glass, and a full length glass and aluminum storm door. There is a sidelight on each side of the door with four pairs of beveled glass windows in the upper half of the sidelight. Above the sidelights and the door there is a transom with three fixed beveled lights in proportion to the entry door and the sidelights below it. The sections of the façade to the left and to the right of the entry each have a wide one-over-one-light double-hung wood window. On the second story, there is a one-over-one-light double-hung wood window on the left/west. Above the entry area, there is a pair of one-over-one-light double-hung wood windows. There is another one-over-one-light double-hung wood window on the right/east. Between the center pair of windows and the windows at either end of the façade, there are two smaller fixed single-light windows.

The east elevation has two sections. At the left, nearer the street, there is a two story bay window (concrete block foundation). Each of the angled sides of the bay on both the first and second stories have a one-over-one-light double-hung wood window. The center window on both the first and second stories of the bay have a wider one-over-one-light double-hung wood window. On the right/north half of the house, there is a one-story oriel window with a nearly flat roof, which has a wide one-over-one-light double-hung wood window centered on the oriel. Above it, on the second story, there is another one-over-one-light double-hung wood window. There are three basement windows, located below the bay window, between the bay window and the oriel window, and below the oriel window. The first two basement windows are aluminum with storm windows. Below the oriel window, it is a three-light wood window with no storm window.

The west elevation has a one story bay window with a hip roof on the right/south/front half of the elevation. Above it, on the second story, there is one-over-one-light double-hung wood window. At the

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left end of this elevation there is a hip roof vinyl oriel window with vinyl siding below the window (added around 1996). The two side windows are single-light casements, and the larger center window is a single-light fixed window. Above this oriel, there is another one-over-one-light double-hung wood window. There are three basement windows on the west elevation, one below each of the first story windows, and another one between those two windows.

The rear of the house, the north elevation, has an original one-story enclosed back porch across the west half of the rear of the house. The porch has two six-over-six-light double-hung vinyl windows toward the right side of the porch. There is another six-over-six-light double-hung vinyl window in the west wall of the porch. Below the pair of north facing vinyl windows, there is a steel entry door with nine lights, sheltered with a small shed roof. This door gives access to the chapel addition behind the house. The portion of the north elevation's first story which is not covered with the enclosed porch has a narrow one-over-one-light double-hung wood window at the left/east end of the elevation, and another narrow one-over-one-light double-hung wood window near the center of the elevation. On the second story, there is a one-over-one-light double-hung wood window on the left/east. The roof of the former chapel rises at an angle from lower left to upper right, passing just below a one-over-one-light double-hung wood window located to the right of center on the wall. There is another one-over-one-light double-hung wood window toward the right/west side of the elevation.

The former chapel is attached to the rear of the house at first story level and at the east (left) end of the enclosed back porch. It measures approximately 20 feet by 30 feet. It sits on a rusticated concrete block foundation, is clad with vinyl siding, and has asphalt shingles on the front gable roof. The chapel faces north, and has wood steps with a wood railing leading up to a double patio door with hinged doors. On the west elevation, there are three stained glass windows with Gothic arches above the rectangular windows. On the east elevation, there is a small protruding portion at the north end of the wall. There are three stained glass windows on the east elevation, also with Gothic arches above the rectangular windows. One of the three windows is located in the protruding part of the elevation, and the other two are evenly distributed on the wall. There is a narrow concrete sidewalk from the rear of the former chapel which leads diagonally to the northeast corner of the lot to the property line between Lot 1 of the Western Addition and Lot 6 of Keck's Addition and goes north to W. Main Street two doors west of the intersection with South Avenue E. This sidewalk was installed for the nuns' use to shorten their travel time from the convent to the church and the school.

The one car garage sits just west of the northwest corner of the house. It sits on a poured concrete foundation, and is clad with siding. The front gable roof is covered with asphalt shingles, and there is an aluminum garage door facing the street. There is a small one-over-one wood window centered in the east and west elevations, and no fenestration on the north elevation of the garage. The garage is believed to have been built in the late 1960s, after the end of the period of significance for the historic district. Unless an earlier date is confirmed, it will be counted as non-contributing within the historic district.

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Narrative Statement of Significance

The Peter and Lucy Bordo House appears to contribute historically and architecturally to the potential “west side” residential historic district in Washington. The house was built during the period of development of the neighborhood with large homes in the first decades of the 20th century by prominent businessmen. This is one a handful of Classical Revival or Colonial Revival homes found in the neighborhood. The house retains good historic integrity, including wood siding, windows, and the restored porch. The addition of the chapel is significant in the later history of the neighborhood, related to the residential usage of this property as a convent from 1949 to 1994.

The house may be individually eligible for listing on the National Register of Historic Places under Criterion A for its history as a convent and/or Criterion C for its architecture. Additional evaluation of the interior of the home and research on St. James Catholic Church would solidify this determination.

History / research summary of property

Lot 8 was purchased by Peter Berdo from Frank Stewart on April 2, 1913. The Twentieth Anniversary edition of the *Washington Evening Journal*, in an article entitled "Building For 1913," states, "West Washington street is to be improved by the addition of at least two new residences on which operations have already commenced. Peter Berdo has purchased a lot near the west end of the street, and has begun the excavating for a handsome modern residence." The 1917 county directory identifies Peter Berdo, a farmer, living on West Washington with his wife Lucy and son Thomas Henry, also a farmer. The 1920 census lists the family as Peter A. Birdo, age 58, home owner, and his wife Lucy, age 50. He lists no occupation.

Peter and Lucy Berdo transferred the property to F.A. Mayhew on February 28, 1920, and he sold it the next day to W.A. Phillips. Phillips sold the property to Glenn N. Barclay on December 18, 1925. Barclay owned and operated a grocery store on the southwest corner of the square, Barclay's Cash Grocery. Barclay is listed in the 1926 telephone directory at 614 W. Washington. The 1930 census identifies the family as Glenn N. Barclay, age 44, a home owner whose house is valued at \$7,000. He lists his occupation as the owner of a grocery store. Nancy E. Barclay, his wife, age 40, lists her occupation as an unpaid family member working as a saleslady at the grocery store. Their children are Charles M., age 19, Robert F., age 12. Newcurt Barclay, father of the head of the household, age 75, is also living there. The 1931 Sanborn map shows the original rectangular footprint of the house, with a full porch and a small one-story enclosed porch on the west half of the rear. There is a notation of a garage in the basement. The 1932 and 1938 telephone directories list G.N. Barclay at 614 W. Washington, and the 1935 city directory includes the fact that Barclay is also president of Washington State Bank in addition to his grocery business. The 1940 census lists Glenn Barclay, age 52, the owner/manager of a retail grocery, his wife Nancy, age 50, working as an unpaid checker at the grocery, and a son Allen, age 9. The 1943 Sanborn map shows the same footprint for the house as the 1931 map.

Nancy Barclay sold the property to St. James Catholic Church of Washington, Iowa on July 12, 1949. The house was then used as a convent for the nuns who taught at St. James School, located roughly

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two blocks to the north on W. Second St. The 1954 city directory lists the property was St. James Convent, with Sr. Mary Angelique named. Through the 1950s and early 1960s, this is the only listing given in telephone directories. A 1993 article from the *St. James Version*, a local church newsletter, describes the changes to the property while it was owned by the church. The year after the property was purchased, parishioners donated materials labor to built the attached 20 by 30 foot chapel. This confirms the assessor date of 1950 for the rear addition. The 1964 city directory names the following residents of 614 W. Washington: Sr. Mary Louis Catherine, Sr. Mary St. Theodore, and Sr. Mary John Ann. In the mid 1960s, a car was donated to the nuns, and a garage was built. The 1967 city directory listing includes Sr. Mary Elizabeth BVM, Sr. Mary John Ann BVM, and Sr. Mary Virginia BVM. The 1969 listing reflects the changes taking place in the Catholic church at that time, naming Sr. Mary Gabrielle Hagerty, Sr. Mary Virginia Hughes, Sr. Mary Clarissima Walsh, and Sr. Mary Patricia Lane. In the 1972 city directory, the listing is simply Sisters of Charity BVM, 614 W. Washington. During the 1970s, three dormers were removed from the roof when new shingles were installed. The 1976 listing, by contrast, names Sr. Mary Eva Waldschmidt, Sr. Mary Gabrielle Hagerty BVM, principal St. James School, and Sr. Mary Virginia Hughes, parish work coordinator.

On September 1, 1994, St. James Church sold the property to Michael and Deborah Jewell, the current owners.

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Bibliography

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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)

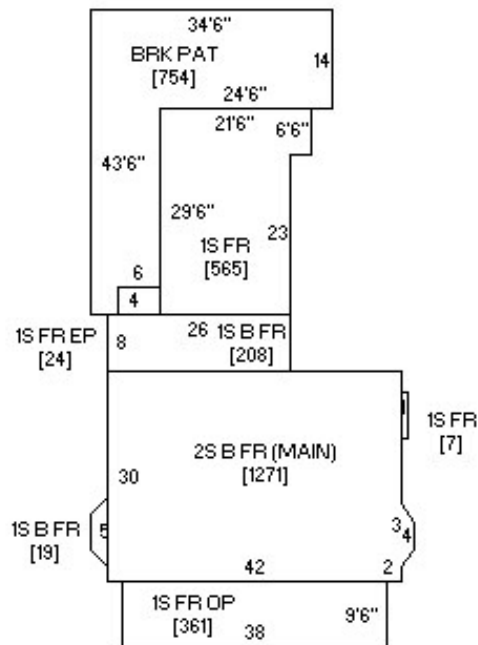


Photo from assessor's website



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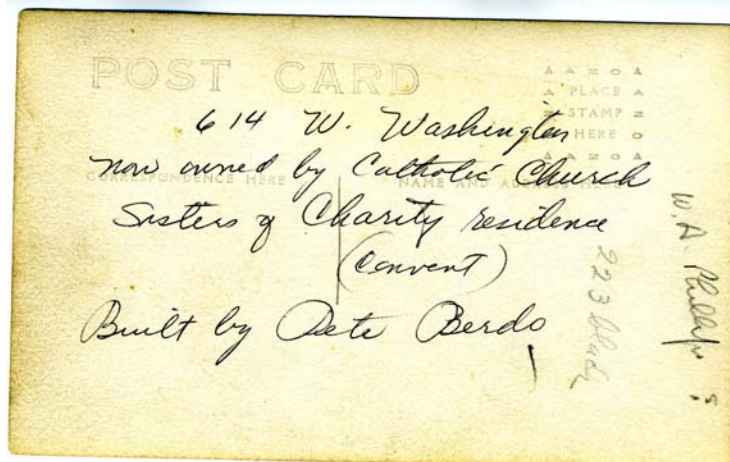
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Historic images



Conger House collection

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Digital photographs



Photograph 92-00396-001 - House, looking north (December 2014)

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Photograph 92-00396-002 - House, looking northeast (December 2014)

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Photograph 92-00396-003 - House, looking northwest (December 2014)

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Photograph 92-00396-004 - House, looking southwest (December 2014)

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Photograph 92-00396-005 - House, looking south (December 2014)

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Photograph 92-00396-006 - House and garage, looking southeast (December 2014)