

Iowa Site Inventory Form

State Historic Preservation Office

(July 2014)

State Inventory Number: 92-00395 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 O. and Perle Roberts House

B) Other names: West side survey map #WS-071

• **Location**

A) Street address: 608 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 Subdivision Block(s): _____ 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
—	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

E) Name of related project report or multiple property study, if applicable:

MPD title: Architectural and Historical Survey of the "west side" residential neighborhood in Washington Historical Architectural Data Base #: 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

07E01: Bungalow – Side gable

B) Materials

Foundation (visible exterior): 04: Stone
Walls (visible exterior): 02: Wood; 02E: Wood shake
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

1912 *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

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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Name of Property

Washington
County

608 W. Washington Blvd
Address

Washington
City

Narrative Description

This is a two-story, frame, bungalow with a side gable roof built on the north side of W. Washington Boulevard. The house sits on a rusticated concrete block foundation. The walls on the first story are clad in wide vertical grooved boards, and the gables and dormer are clad in wood shakes. The side gable roof is covered in asphalt shingles and has wood eaves. It extends over the porch with a flared end. The windows retain wood surrounds and wood sashes, and they have storms/screens on the windows. There is a full porch on the front. A detached frame garage, built in 1977 per the assessor, sits behind the house (northeast corner of lot) and is accessed from the street to the south.

The front of the house (south elevation) is spanned by a one story, open porch. The porch has four boxed pillars that taper to the top and support the roof. An enclosed wood "railing" surrounds the porch and the foundation. Wood stairs with spindle railings lead up to the porch. There are ladder type trellises on each side of the porch. On the first story of the house, there is a centered entry with a wooden door with three vertical windows, and a storm/screen door. To the left and right of the entry, there are wide rectangular windows with 14-light transom windows. A gable-roof dormer is found on the roof, and it has a group of four one-over-one-light double-hung windows. The dormer roof is covered in asphalt shingles and the walls are clad in wood shake shingles.

The east elevation has an partially engaged brick chimney to the left of center that has a three-part shoulder and lower rusticated concrete block section/foundation. The concrete blocks run about ¼ the way up the chimney, and the brick runs up through the attic and extends above the roof. The walls are clad in wood that runs vertical. On each side of the chimney, there are 12-light wood windows on the first story. On the north/right end of the first story, there is a pair of tall eight-light casement windows. Between the first and second story, there is a horizontal wood band that runs the length of the wall. On the second story, on each side of the chimney, there are six-over-one-light double-hung wood windows. There is another six-over-one light double-hung window on the north/right end, and a smaller six-light window to the left/south of it, between the window by the chimney and the north window. Between the second story and the attic, there is another horizontal wood band that has a decorative cornice with brackets. In the gable at the attic level, there is a vent. At the basement level, there are three windows in the foundation.

The west elevation has an entry near the center at the ground level, with a wood door and a full light storm door. There are three basement windows in the foundation, two to the south and one to the north of the side entry. There are two horizontal eight-light wood windows with wood surrounds on the south half of the first story. There are no windows on the north half. Between the first and second story, there is a pair of casement windows at the center above the side entry, which sits within the horizontal wood band on this side that runs the length of the wall. On the second story, there is a pair of six-over-one-light double-hung wood windows on the south half and a small awning window on the north half, located high on the wall. Between the second story and the attic/gable, there is another wide wood band with a decorative cornice with brackets. In the gable at the attic level, there is a vent.

The rear of the house (north elevation) has a wooden deck on the west half of the first story. It has open railings and wood steps with open railings on the east side. There is a rear entry with a wood door with a storm door that is off-center to the right/west. There is a rectangular single-light window on the west half of the first story. On the east half, there is a group of three double casement windows

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with wood surrounds. The wood band between the first and second story continues across the rear. On the second story, there is a six-over-one-light double-hung wood window on the east half. On the west half, there is a small casement window located high on the wall. At the basement level, there are two windows in the rusticated concrete block foundation.

A detached, frame, single-car garage built in 1977 (per the assessor records) is located on the northeast corner of the property. The foundation is a concrete slab, and it is clad in vertical T111 wood siding. The garage has a gable-front roof with asphalt shingles. A modern overhead one-car garage door is found on the south side. On the west side, there is an entry with a door with a nine-light window on the south end. To the north of the door, there is a picture-type window with jalousies in the middle section. A driveway runs from the garage entrance (south side) to the street.

Narrative Statement of Significance

The John O. and Perle Roberts House appears to contribute historically and architecturally to the potential residential historic district on the west side of Washington. The bungalow was built during the period of development in the early 20th century that included subdivision of earlier larger estates in the neighborhood, including that large tract of land that became Keck's Addition. The development included smaller bungalows and larger Foursquare or Craftsman homes in this period, and this house contributes to that history. The house is an excellent example of a bungalow, retaining a number of historic and characteristic features.

The house may be individually eligible for listing on the National Register of Historic Places under Criterion C for its architecture. As noted, the house is an excellent example of a bungalow, retaining a full recessed front porch, front dormer, wood windows, wood siding and wood shakes, wide eaves, and an engaged brick chimney. Further evaluation of the interior integrity and comparison with other bungalows would solidify this determination.

History / research summary of property

This parcel is part of the larger Out Lot 2 that was platted in Western Addition for John and Ella Dodds' house, west of Joseph Keck's house at 500 W. Washington Blvd on Out Lot 1. It is shown as part of that property on the 1874 and 1894 atlases of Washington. Keck's Addition was then platted to subdivide the larger property (Out lots 1 and 2) officially in November 1902, and this new lot 8 was platted on the west end of the land along W. Washington and west of the earlier Dodds house shown on the east portion of Out Lot 2 on the 1894 map. John Dodds died in 1900, and Ella Dodds is listed as living at 602 W. Washington in the 1903 city directory (now 530 W. Washington). The *Press* noted on March 26, 1902 that she sold her west lot to Fred Smith (Lot 8 in Keck's Addition), however he does not appear to have followed through with building a house. The house at 628 W. Main Street on the block to the north was built for and/or then sold to Jeannette (Nettie) Simmons on September 16, 1902, and she is listed at 628 W. Main in the 1903 city directory. Her daughter Bertha and husband Fred Smith are also listed at 628 W. Main St in the 1903 city directory, and he was assistant cashier for Washington National Bank and then noted as an agent for a land company by the 1910 census (family still living at 628 W. Main). Lot 8 is shown as vacant on the 1909 Sanborn map.

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On August 16, 1909, Jeanette Simmons sold this property to Wesley Smith (140' by 67' lot north and east of the southwest corner of lot 2 in Western Addition, platted as Lot 8 in Keck's Addition). Wesley and Maria Smith lived in the house shown on the 1909 Sanborn map to the east at 602 W. Washington Blvd, having bought this property in October 1907. The 1910 census shows them living in this house to the east (then numbered as 606). The first recorded transfer for Lot 8 in Keck's Addition is the sale of the west 58 feet of Lot 8 from Wesley and Maria Smith to J.O. and Perle Roberts on May 4, 1912. The house was likely built in 1912, either by Smiths for sale or by Roberts after purchase. The Roberts are not listed in Washington in the 1910-11 city directory or in the 1910 census. The *Evening Journal* on May 2, 1912 reports that J.O. Roberts is the new employee of the Smouse Real Estate company during the absence of R.E. Dougherty. The 1915 Iowa census lists J.O. Roberts as a 31-year-old merchant, living in ward 1. Perle Roberts, age 30, also lived in ward 1. They were not identified in the 1920 census, but John O. and Pearl (sic) Roberts, both 45 and born in Iowa, were listed in Los Angeles, California, in the 1930 census, with son Herbert, age 22 and born in Iowa (1908); daughter Mary E., age 13, born in Florida (1917); and son James, age 5 and born in California (1925).

The property was sold by J. O. Roberts and wife to Mrs. Henrietta F. Stewart on July 16, 1916. The house is depicted on the 1917 Sanborn map, confirming construction by this date. The 1917 Sanborn map shows a two story, square home with a front porch at 612 W. Washington (earlier numbering, now 608). Henrietta F. Stewart had bought the house a block north at 523 W. Main on January 28, 1910. Henrietta F. Stewart was the widow of William S. Stewart. According to the 1900 census, William S. Stewart (51) was a stock buyer and resided in Washington with his wife Henrietta Stewart (49) and children William G. (15) and Helen L. (11). The 1910 census lists Henrietta Stewart residing in Washington, Ward 1, with children William G and Helen. The city directory of 1910-1911 lists Mrs. Henrietta Stewart residing at 519 W. Main St. with Helen S., a student, and William G., a clerk for the post office. H.F. Stewart sold that property to J. N. Sands on July 5, 1916, and then bought this property on July 16, 1916. Thus, the house was already built by this time.

Mrs. Henrietta Stewart and daughter Helen L are listed in the 1917 City Directory on West Washington (no number specified). The 1920 census lists Henrietta, 68 years old, born in Iowa, and a widow; and Helen, 30 years old, born in Iowa and single, as living at 610 W. Washington. They are listed in the 1926, 1932, 1935, and 1938 city directories as living at 608 W. Washington. Henrietta is cited as a widow of W. S. Stewart, and Helen as a clerk at Rothschild's. The 1931 Sanborn map identifies the same house at 608 West Washington. The 1930 census lists Henrietta (78) and Helen (35, saleslady). The house is valued at \$6500. In 1940 census, the house value was listed as \$4000.00, Henrietta is 88, and Helen is 50 and single. Mrs. Henrietta F. Stewart died on July 21, 1940. According to her obituary, Henrietta Frances Clinton was born in Burlington, Iowa on October 18, 1851 to George and Mary Anne (Morgan) Clinton. Her mother died when she was two years old and she was reared by her mother's sister, Mrs. J. B. Slaughter. She married William Sylvester Stewart on October 18, 1872. They made their home on a farm southwest of Washington until their removal to Washington about 50 years ago (circa 1890). Mr. Stewart was associated with N. L. Babcock under the firm name Babcock and Stewart that was in the livestock shipping business. He died on April 14, 1901. Funeral services were held at her home at 608 West Washington Street.

The property transferred from Mrs. H. F. Stewart to Helen L. Stewart on April 7, 1939, and she continued to live here through 1946. Miss Helen L. Stewart is listed in the 1941 city directory living at

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608 West Washington. Helen L. Stewart later died on July 15, 1966. Per her obituary, Miss Stewart was born on October 13, 1889 in Washington to William Sylvester and Henrietta Frances (Clinton) Stewart. She graduated from Washington High School and attended the Washington Academy. She was a member of the Methodist Church. Miss Stewart had been employed at Rothschild's and Seifert's store for a number of years. She served as a volunteer Red Cross worker during World War I and was a member of the DAR and the YWCA. The 1943 Sanborn map reflects the same house at 608 West Washington.

The property transferred from Helen L. Stewart, single to C. F. and Zelma Letts on January 20, 1947. The 1954, 1956 and 1958 city directories list C. F. Letts living at 608 West Washington. Mrs. Floyd Letts of 608 West Washington Street died on June 24, 1953. According to her obituary, Zelma Sawyers was born June 6, 1877 in Unionville, Iowa to Sylvester and Mary (Miller) Sawyers. She was reared there and attended the academy at Liberty, Missouri, and Parsons College at Fairfield. Mrs. Letts was a member of the Presbyterian Church, the DAR and the Fortnightly club. She had lived in Washington County for 46 years and in Washington for 9 years. Clarence Floyd Letts died at his home at 608 West Washington Street on August 20, 1959. According to his obituary, Mr. Letts was born on December 14, 1877 six miles north of Ainsworth to David Grove and Hannah (Dickinson) Letts. He attended county schools and went to Parsons Academy and Parsons College. He married Zelma Sawyers in 1899 in Fairfield. Following their marriage, they moved to their farm north of Ainsworth where they lived until retiring 15 years ago (circa 1944). Mr. Letts served as a Washington County state representative in the 39th and 40th Iowa General Assemblies, was on the county hospital board for 20 years, as well as many other civic boards and commissions. He was a member of the First Presbyterian Church, past member of Rotary, and a member of various Masonic bodies and the Shrine.

The property transferred on January 30, 1960 from the estate of C.F. Letts to the United Presbyterian Church of North America in Washington, IA through a court officer deed. They then used the property for a parsonage. The 1960, 1962, and 1964 city directories list Reverend Vernon G. and Marjorie C. Elgin living at 608 W. Washington. Reverend Elgin was pastor of the Marion Avenue United Presbyterian Church and Marjorie was a substitute school teacher. Children Mark (9) and Paul (2) lived with them.

The property transferred from the UP Church to G. Stanley Foster on November 19, 1964 for \$14,000. The 1967, 1969, 1972 and 1976 city directories lists G. Stanley and Myrtle E. Foster living 608 West Washington. Stanley is a farmer and Myrtle is an assistant librarian at Iowa City, Engineering Department. Daughter Marcia A. Foster is a student. G. Stanley Foster died on July 25, 2005. According to his obituary, Mr. Foster was born on July 15, 1914 in Washington to Boyd and Blanche (McMillan) Foster. He married Myrtle Coakley in December 1937. She preceded him in death in 1997. Mr. Foster farmed for many years. He owned and worked the farm-related truck line and feed mill before working as a bus driver. He retired in 1980. The property transferred from the Fosters to James D. and Karen K. Gorham in 1986.

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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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Washington

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Building plan (from assessor's website)

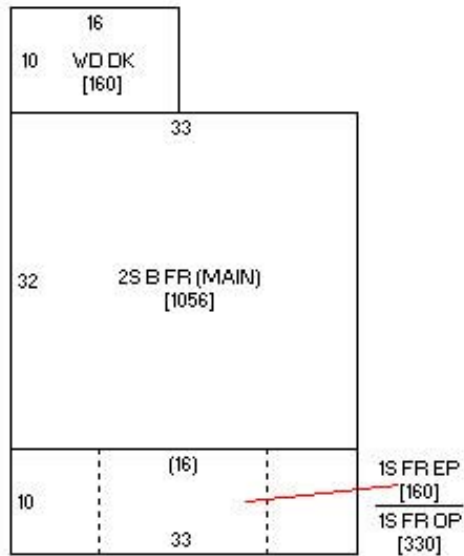


Photo from assessor's website



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Digital photographs



Photograph 92-00395-001 - House, looking northwest (December 2014)

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Photograph 92-00395-002 - House, looking northeast (December 2014)

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Photograph 92-00395-003 - House, looking south (December 2014)

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Photograph 92-00395-004 - Garage, looking north (December 2014)