

# Iowa Site Inventory Form

State Historic Preservation Office

(July 2014)

State Inventory Number: 92-00762  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 Claude and Cora McCoy House

B) Other names: West side survey map #WS-073

## • Location

A) Street address: 620 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 Addition6 Block(s): \_\_\_\_\_ Lot(s): 7 and east half of Lot 6

## • 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>	<b>Total</b>	—	<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

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

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

A) Architectural Classification

B) Materials

10C: Rambler / Ranch

Foundation (visible exterior): 03: Brick veneer

walls (visible exterior): 15B: vinyl

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*

1958  *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 10, 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: \_\_\_\_\_

**Iowa Site Inventory Form**  
**State Historic Preservation Office**  
**Continuation Sheet**

Site Number: 92-00762  
Related District Number: 92-00350

Page 1

Claude and Cora McCoy House  
Name of Property

Washington  
County

620 W. Washington Blvd.  
Address

Washington  
City

**Narrative Description**

This is a one story frame ranch house built about 1958 on the north side of W. Washington Boulevard. The house sits on a foundation clad in brick veneer, and the house is clad with vinyl siding. The hip roof is covered with asphalt shingles. The windows are vinyl with aluminum screens. There is a two car attached garage at the east (right) end of the house.

The façade, the south elevation, has two sections, the main house and the setback garage. There is a small deck constructed of vinyl with vinyl steps on the east side of the deck. The flooring, railing, and balusters are vinyl. The front entry has a steel door with a decorative window in the top half of the door, and a full length glass storm door. To the left of the entry, there is a wood picture window consisting of a large fixed center window flanked by one-over-one-light double-hung wood windows. On the right side of the front entry, there is a one-over-one-light double-hung vinyl window with a somewhat higher sill than the picture window. There are two basement windows on this side of the house, one under the right hand window, and the other under the picture window on the left. The two-car garage is setback several feet and has two single-car aluminum garage doors facing south toward the street. To the left of the garage doors, there is an entry with a steel door which has a window of nine panes in the upper half of the door. To the left of the entry, on the east facing wall of the house, there is a one-over-one-light double-hung vinyl window with a higher sill than is typical for this house.

The west elevation has a one-over-one-light double-hung vinyl window to the left/north/rear. On the right/south/front, there is a pair of one-over-one-light double-hung vinyl windows.

The east elevation is the side of the attached garage. The east elevation has two one-over-one-light double-hung vinyl windows equally distributed on the wall.

The north elevation, the rear of the house, includes the rear of the garage at the east end, which has a one-over-one-light double-hung vinyl window on the left/east, a steel entry door with a full length glass storm door to the right of that window, and another one-over-one-light double-hung vinyl window to the right of the rear entry. The rear of the house section begins with another steel entry door and full length glass storm door. To the right of the entry door, there is a one-over-one-light double-hung vinyl window. Then, there is a pair of one-over-one-light double-hung vinyl windows. Then, there is a smaller one-over-one-light double-hung vinyl window with a sill somewhat higher than typical for this house. At the right/west end of the elevation, there is a one-over-one-light double-hung vinyl window. There is a basement window below this window, and another basement window between the first double-hung window on the left and the pair of windows beside it.

**Narrative Statement of Significance**

The Claude and Cora McCoy House appears to contribute historically to the potential "west side" residential historic district in Washington. The ranch house was built during the period of development of the former Hiram Scofield estate in the late 1950s, and it is significant within this period of later

**Iowa Site Inventory Form**  
**State Historic Preservation Office**  
**Continuation Sheet**

Site Number: 92-00762  
Related District Number: 92-00350

Page 2

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<u>Claude and Cora McCoy House</u>	<u>Washington</u>
Name of Property	County
<u>620 W. Washington Blvd.</u>	<u>Washington</u>
Address	City

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development of the neighborhood. The period of significance for the historic district is anticipated to extend through 1965, so it would fall within this period.

This house does not appear eligible for individual listing on the National Register of Historic Places under Criteria A, B, or C. The house does not appear to have particular historic or architectural significance individually.

*History / research summary of property (chronological order, by owner/period):*

This parcel (Lot 7 and east half of Lot 6) is part of a larger property owned for many years by the Hiram Scofield family. Hiram Scofield was a lawyer and involved in early banking in Washington, arriving here in 1856. Two of his brothers later moved to town, and he formed a real estate partnership with William, also a lawyer (H. & W. Scofield). Hiram married Amelia B. Wilson in 1866, and they had two children, Clara J. and Cora L (Burrell 1909, Vol. 2: 610-612). Hiram Scofield acquired Lots 1-4 (619-633 W. Main, immediately to the north) in Block 6 of the Western Addition on March 15, 1870. The 1874 atlas shows his house spanning lots 3-4 at the west end of the block at 633 W. Main. He later bought lots 5-6-7 along W. Washington to the south of his house on January 20, 1880. Small houses appear on each of these lots to the south on the 1894 atlas, but the houses on lots 5-6 are gone by the 1909 Sanborn map. The 1903 city directory lists Hiram (lawyer) and Amelia Scofield living at 633 W. Main Street, along with daughter Cora (teacher). Hiram Scofield died in 1906 in Seattle, Washington. Amelia continued to own this property until November 1925 when it transferred to Cora L. Scofield and Clara J. Patterson (Lots 1-7). The 1931 Sanborn map shows the house remaining at 633 W. Main on Lots 3-4, with no other houses on Lots 1-2 to the east or Lots 5-7 to the south. The 1943 Sanborn map shows the Hiram Scofield House demolished, with no construction on Lots 1-7.

On April 25, 1946, Clara Patterson (widow) and Cora Scofield (spinster) transferred the property (Lots 1-7) to Carleton C. Wilson. He quickly sold the property (with alley) to St. James Catholic Church on May 6, 1946. The church also acquired the house on Lot 8 at 614 W. Washington in 1949, thus owning Lots 1-8 in Block 6 of Western Addition. That house on Lot 8 was then used as a convent. St James Catholic Church was located for many decades to the north at 606 W. Second, with the school across the street at 607 W. Second. They considered several plans for expansion in the 1950s, ending up demolishing their older church and building a new one on the same general property in 1961 (Fisher 1978: 170). They sold off these lots in Block 6 of the Western Addition for development in the late 1950s. St. James Church sold the property along W. Main to Dallas and Virginia Chamberlin on May 11, 1956. They appear to have built the house at the corner (633) in 1956 for themselves, and then had houses to the east built that they then sold (627 in 1957, 623 in 1958, 619 in 1959).

The church sold Lots 5, 6, and 7 along W. Washington to Irvin E. Coffey on May 11, 1956, the same day they sold the north property to Chamberlins. Two years later, Coffey partitioned the property, and on May 5, 1958, sold the E 1/2 of Lot 6, Lot 7, and the S 1/2 of the vacated alley on the north end of those lots to Claude E. and Cora McCoy. The 1959 telephone directory lists Claude T. McCoy living at 620 W. Washington. He is not listed in the 1958 telephone directory. The 1964 city directory lists Claude T. McCoy, retired, and his wife Cora M. living at this address. They continue to appear in city directories and telephone directories through 1976.

**Iowa Site Inventory Form**  
State Historic Preservation Office  
**Continuation Sheet**

Site Number: 92-00762  
Related District Number: 92-00350

Page 3

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Claude and Cora McCoy House  
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Washington  
County

620 W. Washington Blvd.  
Address

Washington  
City

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On July 30, 1976, Cleo Robert McCoy and Mary Frances Kempf, co-executors, sold the property to Charles W. and Helen Bartholow. The current owner is Beatrice Johnson, daughter of Charles and Helen Bartholow.

**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.

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Fisher, Kathy. *In the beginning there was land : a history of Washington County, Iowa.* Washington, Iowa: Washington County Historical Society, 1978.

*History of Washington County, Iowa.* Des Moines, IA: Union Historical Co., 1880.

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*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

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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.

**Iowa Site Inventory Form**  
State Historic Preservation Office  
**Continuation Sheet**

Site Number: 92-00762  
Related District Number: 92-00350

Page 4

Claude and Cora McCoy House  
Name of Property Washington  
County

620 W. Washington Blvd.  
Address Washington  
City

Washington County Historical Society. Collection of historic postcards and photographs.

**Location map**



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

**Iowa Site Inventory Form**  
State Historic Preservation Office  
**Continuation Sheet**

Site Number: 92-00762  
Related District Number: 92-00350

Page 5

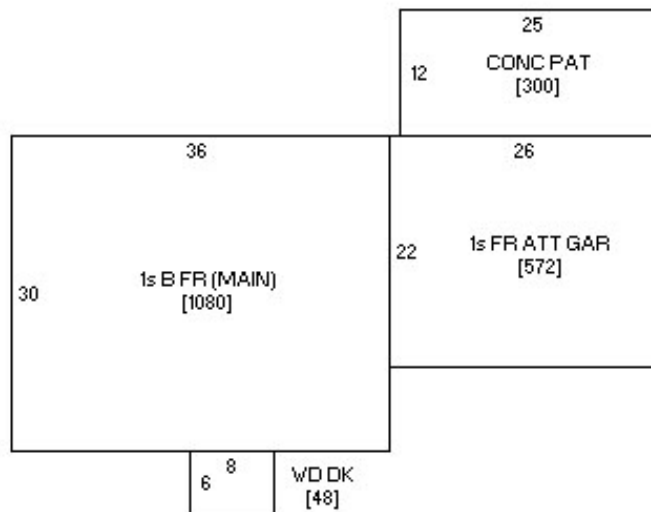
Claude and Cora McCoy House  
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**Building plan (from assessor's website)**



**Photo from assessor's website**



**Iowa Site Inventory Form**  
State Historic Preservation Office  
**Continuation Sheet**

Site Number: 92-00762  
Related District Number: 92-00350

Page 6

Claude and Cora McCoy House  
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620 W. Washington Blvd.  
Address

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**Digital photographs**



**Photograph 92-00762-001 - House, looking northwest (December 2014)**



**Iowa Site Inventory Form**  
State Historic Preservation Office  
**Continuation Sheet**

Site Number: 92-00762  
Related District Number: 92-00350

Page 7

Claude and Cora McCoy House  
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Washington  
County

620 W. Washington Blvd.  
Address

Washington  
City



**Photograph 92-00762-002 - House, looking southeast (December 2014)**