

# Iowa Site Inventory Form

State Historic Preservation Office

(July 2014)

State Inventory Number: 92-00789  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 Watson-Patterson House

B) Other names: West side survey map #WS-129

• **Location**

A) Street address: 717 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: Western Addition Block(s): 7 Lot(s): W 59' Lot 3 and E 25' Lot 4

• **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		
—	Buildings <u>2</u>	—	Buildings
—	Sites <u>—</u>	—	Sites
—	Structures <u>—</u>	—	Structures
—	Objects <u>—</u>	—	Objects
—	<b>Total</b> <u>2</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

**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

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

**A) Architectural Classification**

**B) Materials**

09A02: Gable front and wing (L-plan, two story)

Foundation (visible exterior): 04: Stone

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*

1891  *check if circa or estimated date*

*Other dates, including renovations*

2010 remodel

**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 27, 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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Address	City

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**Narrative Description**

This is a two story frame L-plan house built about 1891 on the south side of W. Main Street. It was extensively remodeled in 2010. The house sits on a stone foundation, and it is clad with vinyl siding. The cross gable roof is covered with asphalt shingles. There is a two-story bay window on the east side of the house. The windows are vinyl replacements. There is a detached two and a half car garage behind the house.

The façade, the north elevation, consists of the gable-front portion and the front of the side gable wing. A historic photograph shows the house originally had three evenly spaced windows on the gable-front section, and a porch that spanned the full width of the house. The 2010 remodel replaced and moved the window openings. Currently, there is a small gable-roof entry porch at the right/west of the gable-front section, with brick columns and gable. The entry has a steel front door with a decorative center light. Brick is also applied to the entry surround. To the left/east of the entry, there is a pair of one-over-one-light double-hung vinyl windows on the first story and an identical set on the second story. Above the entry, on the second story, there is rectangular single-light vinyl window. At attic level, centered in the gable, there is a smaller one-over-one-light double-hung vinyl window. Each of the vinyl windows has snap-in mullions at the edges. The north/front side of the side wing has two one-over-one-light double-hung vinyl windows on the first story offset to the east/left, and two more one-over-one-light double-hung vinyl windows above them on the second story.

The east elevation has a two-story bay windows at the south/rear edge of the main section of the house. It has a one-over-one-light double-hung vinyl window on the first and second stories on both the angled sides of the bay. There is a wider one-over-one-light double-hung vinyl window on the east facing side of the bay on the first story, and a typical size one-over-one-light double-hung vinyl window on the east facing side of the bay on the second story. There is a one-over-one-light double-hung vinyl window on the first story to the left/north of the bay window.

The west elevation consists of the gable end of the side wing and the side of the gable-roof rear addition. This rear addition is not shown on the 1917 Sanborn map, but it appears on the 1931 Sanborn map. The west side of the gable-front section is also visible, and it has a small single light fixed window centered on the first story, and no other fenestrations on either story. The west gable end of the side wing has a one-over-one-light double-hung vinyl window to the left of center on the first story. There are no second story windows in this section, but at the attic level there is a small one-over-one-light double-hung vinyl window. The west side of the rear gable-roof addition has a one-over-one-light double-hung vinyl window on the first story. Above it, on the second story, there is another one-over-one-light double-hung vinyl window. Immediately to the left of that window is a small one-over-one-light double-hung vinyl window with a sill higher than typical for this house. There is a small one by one light sliding vinyl basement window under the two main windows on this addition.

The south elevation, the rear of the house, has two sections. The rear addition extends south from the west half of the house. This section has a one-over-one-light double-hung window on the right side of the first story, and above it, on the second story, there is a horizontal sliding vinyl window. The east side of the rear addition has a patio door located to the right/north of center, and no second story

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windows. The right/east section of the south elevation is the rear of the original house, and it has a gable roof. On the first story, there is a one-over-one-light double-hung vinyl window on the left, and also has a one-over-one-light double-hung vinyl window on the far right side of the wall. On the second story, there is another, slightly smaller one-over-one-light double-hung vinyl window to the left of the center of the wall.

A detached frame two car garage sits south of the house at the south end of the lot, facing west with access from W. Main Street to the north. The garage sits on a poured concrete foundation, is clad with vinyl siding, and has asphalt shingles on the side gable roof. There are two single aluminum garages doors on the west elevation, with the additional garage space to the left of the doors. The north elevation, facing the house, has a steel entry door with a window, and centered in the wall is a sliding vinyl window under the side gable. The south elevation has a sliding vinyl window centered under the side gable. The east elevation, the rear of the garage, has no fenestration.

**Narrative Statement of Significance**

The Watson-Patterson House does not appear to contribute the potential “west side” residential historic district in Washington. The alterations to the home have significantly changed the historic appearance of the house, including replacement of windows in new locations, removal of porch, and cladding in vinyl siding. Thus, this house does not retain sufficient integrity to contribute to the historic district. It also would not have sufficient integrity to be individually listed on the National Register of Historic Places.

*History / research summary of property*

The 1874 Atlas of Washington map shows houses located on Lots 2 and 3 of this block, and neither house is similar to this house's footprint. From 1869 until 1880, the property was sold as Lots 3, 4, 5, 6, 7, 8, and the south half of Lots 9 & 10. B.F. Warfel acquired Lots 1 & 2 and the north half of Lots 9 & 10 in 1880, and then he and his wife sold Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10, the entire 700 block on the south side of W. Main and north side of W. Washington, to John Watson on December 27, 1890. The 1894 Atlas of Washington map shows a house with a similar footprint straddling Lots 3 and 4, with most of the house on Lot 3, which is the same location as the house today. This is the only house on this block (Lots 1-10). The 1894 city directory lists John Watson living at 705 W. Main (the current house). John Watson's daughter Florence married Lewis S. Patterson, and he lived with his daughter's family in this house. The 1895 Iowa census lists John Watson (56, born in Ohio), Lewis S. Patterson (33, born in Ohio) with his wife Florence (32, born in Ohio) and children (Florence, 5, born in Ohio; Chester, 3, born in Iowa). Thus, the house appears to have been built about 1891, as the family/families moved to Washington.

The 1900 census continues to lists John Watson, age 62, with the Lewis S. Patterson family. In addition to Lewis S. Patterson, age 38, home owner, and a commercial traveler for a dry goods company, it lists his wife Florence E., age 37; a daughter Florence B., age 10; and two sons, Chester

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L., age 8 and Everett E., age 3. On March 29, 1901, John Watson, widow, transferred Lots 3 and 8 to his daughter, Florence E. Patterson (double-depth lot from W. Main to W. Washington). The 1903 city directory lists the family living at 725 W. Main (this house), and consisting of L.S. Patterson, com traveler, Florence E., his wife, and children Florence B., Chester L. R., and Everette E. John Watson, a gardener, is also living at this address. The 1910 census lists the family living at 725 W. Main as Lewis S. Patterson, age 48, head of the household and a salesman for "specialty" dry goods, his wife Florence E., age 47, and children Florence B., age 20, Chester L.R., age 18, also a dry goods salesman, and Everett E., age 13, with father-in-law John Watson, age 71. The 1910-11 city directory confirms with information, and identifies Florence B. and Everett E. as students.

The 1917 city directory confirms Lewis and Florence Patterson continued to live at 725 W. Main (this house), and Lewis is still working as a traveling salesman. By this time, the children and John Watson are no longer living here. The 1917 Sanborn map confirms that this is the only house on the south side of the 700 block of W. Main, and it is numbered as 725. With houses built on the block, the numbering then shifted. The telephone directory for 1926 lists L.S. Patterson at 717 W Main, but the 1930 census lists Louis S. Patterson, age 67, and his wife Florence E., age 66, living at 719 W. Main Street. The value of the house is \$7,500. There is a listing in the 1932 telephone directory for L.S. Patterson at 717 W. Main, finally settling on the current address for this house. The 1935 city directory lists Lewis S. (Florence) Patterson, commercial traveler, 717 W Main. The City of Washington conveyed the alley in this block to the property owners in 1935, vacating the alley. The 717 W Main address is used again in the 1938 city directory. By the time of the 1940 census, the property between 725 W Main and 709 W Main is listed as unoccupied. The 1941 city directory lists the residents at 717 W. Main as Wm. Huffstutler (Mary) carpenter WPA, and their children Darlene, age 4, Richard, age 2, and Betty, age 1.

Washington County Sheriff Putnam transferred the W 59 ft. of Lot 3 and the E 25 ft. of Lot 4, and also the alleys thereof, to the Home Owners' Loan Corporation on February 17, 1942. It was sold to Earl R. Wood (local contractor) on July 8, 1943, and to Lovetta Kern on October 5, 1944. The 1954 city directory identifies the residents as Martin Kern, Marilyn Kern, Lester Kern, Calistus Kern, and Mervin Kern, and the 1954 telephone directory is in the name of Lester Kern. He is listed again in the 1956 telephone directory, Martin Kern has the same telephone number but on a separate line in the directory. This is repeated in the 1958 telephone directory. By 1958, the telephone directory lists only Lester Kern's number at 717 W. Main Street. The 1964 city directory identifies the family here as Lester C. (Lovetta) Kern a gas fitter for ISUC (3) [Iowa Southern Utilities Company] and a daughter Cheryl, age 15. Listed at 717 1/2 W. Main are Elmo C. (2) (Lavonne – Watson Cleaners) mechanic at Stewart Pontiac-Buick. In the 1967 city directory, residents are Lester C. Kern, gas fitter for ISU, and his wife Lovetta, a nurses aide at the Pines Rest Home. There is no mention of 717 1/2. By 1969, the city directory lists Lester C. and Lovetta F. Kern as retired, and this is repeated in the 1972 city directory. The Lovetta Kern estate transferred the property to Lester C. Kern on November 13, 1973. Less than a year later, on August 8, 1974, Calista Kern, executor, transferred the property to Cheryl Manning. The 1976 city directory identifies the residents as Donald Manning, employed by Frank Woods Construction, his wife Cheryl, employed at the Washington Cafe, and their children Lesley '67 and Connie '63.

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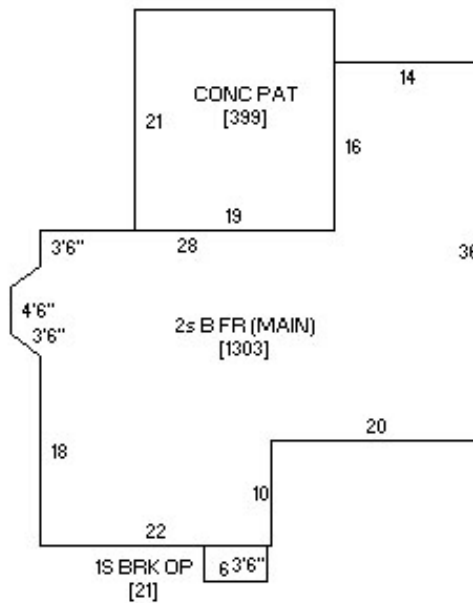
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**Building plan (from assessor's website)**



**Photo from assessor's website**





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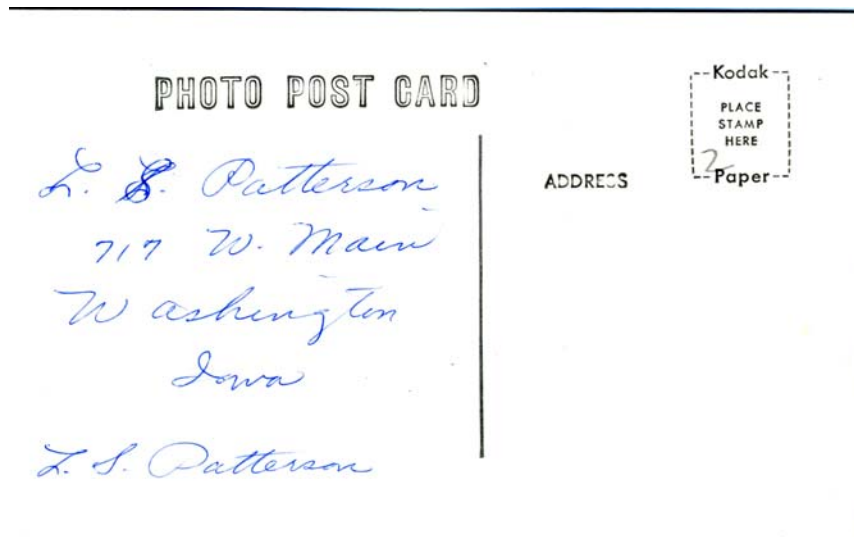
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**Historic images**



Historic postcard showing the house (Conger House collection)

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Before Jim Boyd and  
Jay Brewer built their homes  
to east.  
717 West Main  
Looking west.

*J. Patterson*

Photograph of 700 block prior to 1917 (when Boyd House was built to east) (Conger House collection)

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**Digital photographs**



Photograph 92-00789-001 - House, looking southwest (December 2014)

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**Photograph 92-00789-002 - House, looking southeast (December 2014)**

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**Photograph 92-00789-003 - House, looking north (December 2014)**

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**Photograph 92-00789-004 - Garage, looking east (December 2014)**