

Iowa Site Inventory Form

State Historic Preservation Office

(July 2014)

State Inventory Number: 92-00379 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 Amos and Sarah Alberson House

B) Other names: West side survey map #WS-077

• Location

A) Street address: 617 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: Southwest Washington Block(s): 1 Lot(s): 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		
<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

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

07E02: Craftsman

B) Materials

Foundation (visible exterior): 10A: Concrete block

walls (visible exterior): 02A: Wood / weatherboard

Roof: 08A: Asphalt shingles

Other: second story walls 02B: Wood / shingle

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

1911 *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 4, 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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<u>Amos and Sarah Alberson House</u>	<u>Washington</u>
Name of Property	County
<u>617 W. Washington Blvd.</u>	<u>Washington</u>
Address	City

Narrative Description

This is a two-story frame Craftsman house built around 1911 on the south side of W. Washington Boulevard. The house sits on a rusticated concrete block foundation, and it is clad with wood weatherboard siding on the first story and with wood shingles on the second story. The second story is flared where it meets the first story. The side gable roof has clipped gables and has typical Craftsman details including exposed rafter ends and square bracing on the gables. The roof is covered with asphalt shingles. There are two skylights near the ridge of the roof on the south side. There is a full front porch with square columns. There are two oriel windows on the west side of the house, and a historic chimney is centered on the east side of the house. The windows in the house are a mixture of original wood windows and vinyl replacements. All the windows have wood surrounds, and aluminum storm / screens. A two-car frame garage sits to the southwest of the rear of the house, with access from W. Washington Blvd.

The façade, the north elevation, has three sections with the center section defined by the front gable. The width of the facade is spanned by a full front porch. Vinyl steps with a wood railing and balusters lead up to a wood porch floor, and square tapered wood columns with tapered square bracing support the shed roof of the porch. The porch railings and balusters are wood, and over the front steps there is a gable pediment with wood shingles on the gable. The historic entry door has a four-light beveled glass window in the upper part of the door, with a single wood panel below it. To the left of the entry, there is a large window unit consisting of three narrow wood windows with transom windows above them. Each section of this window has a separate aluminum storm window. To the right of the entry, there is a matching window unit with the set of three windows with transoms. On the second story, there is a six-over-one-light double-hung vinyl window above each of the two first story window units. Each of these windows have vinyl shutters. Above the porch pediment on the center of the second story, there is a paired eight-light casement window. Above the center section, there is a front facing gable with three typical Craftsman square support beams, one at the peak of the gable and the other two located near the bottom of the roof sections. Within this gable, there is a four-by-one-light fixed wood window.

The east elevation is divided into two sections by an exterior brick chimney which rises from ground level through the eave and above the roof. To the right/north/front, there is a six-over-one-light double-hung vinyl window. To the left/south of the chimney, there is a six-over-one-light double-hung vinyl window. On the second story, a small single light fixed wood window is found to the right/north of the chimney. To the left/south of the chimney on the second story, there is a six-over-one-light double-hung vinyl window. At the attic level, there is a small fixed wood window on each side of the chimney. There are two vinyl windows with aluminum storm / screen at basement level, located under each of the first story windows.

The west elevation has two oriel windows of different styles on the first story. To the left/north/front, there is an oriel window with three small fixed light wood windows in the upper part of the oriel. The roof of the oriel is formed by slightly extending the skirting where the upper wood shingles meet the lower weatherboard siding between the stories of the house. Toward the rear of the house, there is a three-light vinyl oriel window which has vinyl siding on the support section below the window. The windows

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on the angled sides of the oriel window unit are single light casement windows, while the center section is a fixed single window. On the second story, there is a small fixed wood window above each of the oriel windows. At the attic level, there is a pair of small one-by-three light wood windows. Also toward the rear of the house and below the vinyl oriel window, there is a basement entry which has concrete steps leading down to a wood door with a window in the upper half of the door. A wood railing with wood balusters edges the concrete walls of the entry area.

The south elevation, the rear of the house, has a shed-roof one-story rear addition, obscuring the original first story of the house. The addition sits on a newer concrete block foundation, and it is clad with wood weatherboard siding. The west elevation of the addition has no fenestration, and the east elevation includes the screen porch, which has a low gable roof. The south elevation of the addition has a single light awning window at the far left/west. To the right and roughly in the center of the addition, there is a one-by-one-light tall vinyl casement window. To the right, there is a hinged patio door which leads out onto a wood rear deck with wood floor, railings and balusters, and wood steps leading down to the concrete driveway near the garage. The remainder of the rear addition, the portion under the front gable roof, is a screen room on the east half of the deck. The screen panels go all the way to the deck, and there is a screen entry door facing west onto the open portion of the deck. On the second story of the original house, above the later addition, there is a six-over-one-light double-hung vinyl window on the left/west. At the center of this elevation, there is a window which is somewhat lower than the others on this elevation. It has an air conditioner inserted in the lower part of the window, and the upper portion has a single light wood window with a narrow transom. To the right/east of this window, there is another six-over-one-light double-hung vinyl window. There are two vinyl basement windows at the left end of the foundation.

The one and a half story, two-car frame garage sits on a poured concrete foundation southwest of the house, and is clad with wood weatherboard. It has a side gable gambrel roof. The assessor lists a construction date of 2000. The north elevation has a pair of single-car aluminum garage doors. The east elevation has an entry door toward the right/north corner of the garage, and two four-over-two-light double-hung wood windows even distributed in the wall. The second story has two small aluminum storm windows. The west elevation has one two-over-four-light double hung wood window centered in the wall. The second story has two small aluminum storm windows. The south elevation has a pair of one-over-one-light double-hung wood windows centered in the wall, and two small skylights in the roof.

Narrative Statement of Significance

The Amos and Sarah Alberson House appears to contribute historically and architecturally to the potential "west side" residential historic district in Washington. The house was built during the early 20th century development of the neighborhood that increased the overall density of housing with a combination of larger and smaller homes. This Craftsman house retains several characteristic features of this style, including wood siding on the first story and wood shingles on the second story, full front porch with original columns, and wide eaves.

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The house may be individually eligible for listing on the National Register of Historic Places under Criterion C for its architecture. The Craftsman house retains several original and characteristic features of the style, though the replacement windows have impacted its integrity for individual listing under Criterion C. Further evaluation of the interior integrity and comparison to other bungalows in Washington would solidify this determination. The house may also be eligible under Criterion B for its association with Amos Alberson, prominent grocer in Washington from 1881 to the early 1920s. This house was built during the later years of his career, and further research on his other earlier homes would need to be conducted for comparison. The house does not appear likely individually eligible under Criterion A.

History / research summary of property

The 1909 Sanborn map shows an earlier house that spanned Lots 3 and 4 in Block 1 of the Southwest Addition, with the notation of "ruins" from a fire. This property was owned by Elizabeth Corbin in the 1860s, and then by Joseph McKee from 1866 to 1876. He sold the property to William Hollingsworth in 1876, who then transferred it to son Clarence Hollingsworth on April 6, 1907 (both lots 3 and 4). Local history notes that the house burned on January 4, 1908. Clarence then split the property into the separate lots, with Lot 3 to the east (611) transferred to Mary A. Hollingsworth on August 16, 1909, and then Lot 4 (this parcel) sold to A.N. Alberson on March 28, 1910. Amos Alberson was a local grocer since 1881 and mayor of Washington from 1903 to 1906. He is listed as living at 414 W. Main in the 1903 city directory, and then above his store at 107 1/2 S. Marion in the 1910-11 city directory. The 1910 census also lists the family here, including Amos (60, retail grocer), wife Sarah (54), and daughter Vera (20). The house was then likely built later in 1910 or in 1911. The 1917 city directory lists A.N. Alberson, grocer, and his wife Sarah living at 621 W. Washington (now 617). The 1917 Sanborn map shows a relatively square house footprint with a full front porch. Amos Alberson operated his grocery business into the early 1920s.

Alberson transferred the property to Ira Rathmel on February 26, 1919. The 1920 census identifies the family as Ira, age 42, home owner and real estate agent, and his wife Cora B., age 41, living at 621 W. Washington. The 1926 telephone directory lists them as living at 617 W. Washington. The 1930 census shows Ira Rathel, age 52, living at 617 W. Washington with his wife Cora, age 51. He does not name his occupation. The house is valued at \$9,000. By 1940, the couple are 10 years older, but no other information has changed. The 1941 city directory lists Ira Rathmel (wife Cora) as retired but still living at this address.

Rathmel sold the property to Edward and Fannie Stewart on November 5, 1948, but they sold it less than a year later on, September 23, 1949, to Henry and Frieda Witthoft. The 1954 city directory index lists Henry Witthoft at 617 W. Washington, and he is listed in telephone directories here through 1958.

Witthoft transferred ownership of the property to Keith and Marla Vetter on November 20, 1958. The 1959 telephone directory lists Keith Vetter living at this address. He appears in telephone directories consistently until city directories again become available. The 1964 city directory identified the family at Keith L. Vetter, Iowa State Rep, and owner of Culligan Soft Water, his wife Marla M., and daughter

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Judy, age 16. This listing is repeated in the 1967 directory, and again in 1969, when Judy is a student at Macalester College. The 1972 city directory identifies Vetter's occupation as owner of the Culligan Water Conditioning Service, and the 1976 listing is the same.

Vetter sold the property on January 13, 1978, to Lucetta Jirsa, and it was sold again on April 7, 1979 to C. Eugene and Judith Driscoll. The Driscoll family lived here until 2013, when it was sold to Eric Gideon.

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.

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

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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

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.

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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.

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

Location map



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

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Building plan (from assessor's website)

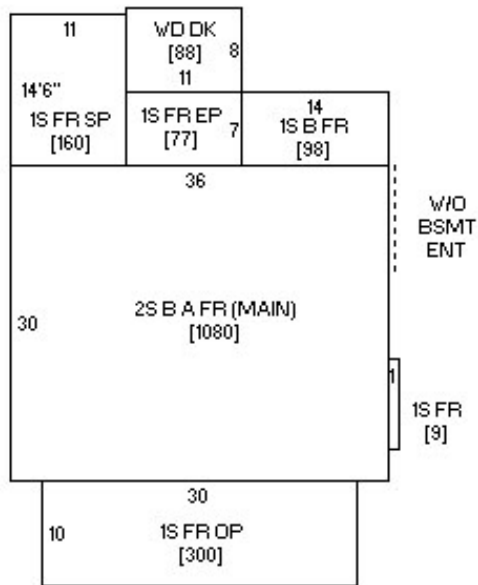


Photo from assessor's website



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Digital photographs



Photograph 92-00379-001 - House, looking south (December 2014)

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Photograph 92-00379-002 - House, looking southeast (December 2014)

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Photograph 92-00379-003 - House, looking southwest (December 2014)

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Photograph 92-00379-004 - House, looking northeast (December 2014)