

Iowa Site Inventory Form

State Historic Preservation Office

(July 2014)

State Inventory Number: 92-00381 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 Cherry-Campbell House

B) Other names: West side survey map #WS-079

• Location

A) Street address: 631 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): 6 and N 40.25' of Lot 9

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

01C05: Domestic / garage

01C05: Domestic / garage

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

A) Architectural Classification

B) Materials

09A04: Side gable, two stories

Foundation (visible exterior): 04: Stone

walls (visible exterior): 15B: Vinyl siding

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

1876 *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 5, 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: 92-00381
Related District Number: 92-00350

Page 1

<u>Cherry-Campbell House</u>	<u>Washington</u>
Name of Property	County
<u>631 W. Washington Blvd.</u>	<u>Washington</u>
Address	City

Narrative Description

This is a two-story, side gable, frame house on the south side of W. Washington Boulevard. The house sits on a stone foundation clad in stucco, and it is clad with vinyl siding. The windows are primarily two-over-one-light double-hung wood windows with aluminum storm / screens. The front porch spans most of the façade. There is a rear two story addition (1920s) and then a rear one-story addition built in two phase (1960, 1997). A two-car frame garage sits at the southeast corner of the lot, with access via a shared concrete driveway to W. Washington.

The façade, the north elevation, is symmetrical, and has a wood front porch spanning most of the width of the house. The porch has wood steps leading up to a wood floor, and the railings, balusters, and tapered round columns are all wood. There is a wood bead board ceiling. The front entry is slightly offset to the left/east, and it has a wood door with a single fixed window in the upper half and three horizontal wood panels below the window. There is a fixed transom above the door, and an aluminum storm / screen door. To the left/east of the entry there is a two-over-one-light double-hung wood window, with another two-over-one-light double-hung wood window centered on the larger space to the right/west of the entry. On the second story, there are two-over-one-light double-hung wood windows above the first story openings.

The east elevation has three sections, the side of the original side-gable house, the side of the 1920s two-story addition, and the side of the 1997 one-story rear addition. Centered under the east gable on the original house, the first story has a two-over-one-light double-hung wood window, and there is another two-over-one-light double-hung wood window on the second story. Toward the left/south on the side of the rear two-story addition, there is a pair of two-over-one-light double-hung wood windows on the first story and a two-over-one-light double-hung wood window on the second story. The 1997 rear addition extends further east than the side of the house, and it has a single-light window on the east side.

The west elevation similarly has three sections. Centered under the gable of the main house, the first story has a two-over-one-light double-hung wood window. Above it, on the second story, there is another slightly shorter two-over-one-light double-hung wood window. To the right on the side of the two-story rear addition, there is a two-over-one-light double-hung wood window between the first and second stories. To its right/south, the first story has a small one-over-one-light double-hung vinyl window. Above it, on the second story, there is a two-over-one-light double-hung wood window. At the far right/south on the west side of the 1960 rear addition, there are no windows.

The south elevation, the rear of the house, has a one story addition across the full width of the house, which also extends several feet to the east. The 1960 portion of the addition includes the west portion of this section, with the rear addition extended to the east in 1997. The addition sits on a poured concrete foundation, is clad with vinyl siding, and has an asphalt shingle covered hip roof with a skylight at the left end of the roof. The addition's south elevation has a tall pair of vinyl casement windows on the left/west. Just to the right of the casement window, there is a rear entry with a wood door with three small windows in the upper part of the door, and an aluminum storm / screen door. The entry has a wood ramp and small wood stoop just outside the door. To the right of the entry, there is a square

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 92-00381
Related District Number: 92-00350

Page 2

<u>Cherry-Campbell House</u>	<u>Washington</u>
Name of Property	County
<u>631 W. Washington Blvd.</u>	<u>Washington</u>
Address	City

single vinyl casement window. The exposed second story on the south side is the south/rear elevation of the 1920s two-story rear addition. On the left/west, there is a single vinyl casement window. There is a square single vinyl casement window near the center of the wall, and at the right/east end of the wall, there is a slightly larger single vinyl casement window.

The garage has no visible foundation, and is leaning towards the east. An outbuilding appears in this location on the 1917, 1931, and 1943 Sanborn maps, so it appears to date to construction prior to 1917. It is clad with asbestos siding that dates to a later period. The hip roof is covered with asphalt shingles, and there are exposed rafter ends on all sides of the roof. There are two single-car garage doors on the north side. The garage door on the left (east) is a set of three five-panel wood doors, and the door on the right is a modern single-car overhead aluminum garage door. The west elevation of the garage has a five panel wood entry door at the far left, and two wood windows evenly distributed on the wall, each having four panes of glass. The south elevation has two evenly distributed fixed vinyl windows, and there are no fenestration on the east elevation. To the west of the garage, there is an array of eight large solar panels.

Narrative Statement of Significance

The Cherry-Campbell House appears to contribute historically to the potential “west side” residential historic district in Washington. The house was likely built around 1876, during the first period of development of this neighborhood. The simple side-gable form is typical of early homes in Washington, as are later rear additions on these homes. William Cherry, a retired farmer, owned this property from 1876-1881, and then Joseph Campbell lived in this house from 1882 until his death in 1924. The Campbell family continued to owned the house until 1942.

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

History / research summary of property

This house sits on Lot 6 in Block 1 of the Southwest Addition, with the north 40' of Lot 9 to the south as part of the current property. The earliest transfer for the property includes Lots 6-7-8-9 from Andrew Patrick to Sheford Farnsworth on July 26, 1868. S. Farnsworth and wife then sold the four lots to Henry S. Clark on August 7, 1868. The next transfer recorded is the sale of the four lots from J.M. Canfield to William Scofield (real estate investor) on September 17, 1870. The 1874 map of Washington shows no construction on lots 6-9. William Scofield and wife then sold the four lots to William Cherry on February 28, 1876. The 1870 census lists William Cherry in Franklin Twp as a 54-year-old farmer born in Ohio, with \$6,500 in real estate. His household includes wife Martha (54) and children Robert (20), Mary (18), David (15), and Anna (14). Martha died on October 6, 1872. The 1880 census then lists William Cherry (age 64, born in Ohio) as living in Washington and working as a teamster. His household only includes daughter Anna (24). Thus, William Cherry appears to have moved into town after his wife died, purchasing this property in 1876. The 1880 census appears to place him as living among other

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 92-00381
Related District Number: 92-00350

Page 3

<u>Cherry-Campbell House</u>	<u>Washington</u>
Name of Property	County
<u>631 W. Washington Blvd.</u>	<u>Washington</u>
Address	City

people known to reside on Washington, with the street noted on pages prior and after his page as well. Thus, it appears that either Scofield built the house and sold it to Cherry, or William Cherry built the house after purchasing the lots from Scofield in 1876. William Cherry later died on September 9, 1895.

William Cherry then sold Lots 6-7 along W. Washington and lots 8-9 along W. Jefferson separately. On January 5, 1881, he transferred lots 6-7 to Robert L. Cherry, who then sold them to Joseph R. Campbell on August 23, 1882. William Cherry retained lots 8-9, and then sold them to Joseph R. Campbell on March 20, 1889. Thus, the four lots were returned to a single owner. The 1894 map shows this house built on Lot 6, with no construction on the other three lots.

Joseph Campbell then owned this house from 1882 until his death in 1924. Joseph Campbell was born in 1852 in Leeds, England, and immigrated with his parents to Burlington, Iowa in 1854. They went by wagon to Utah, and then returned to Burlington in 1858. When he was grown, Campbell operated a meat market in Burlington for two years, and then moved to Washington in 1876 where he continued in the meat business. He was married to Alice Fitzwilliam in 1877, and they had a daughter Olive. The 1880 census lists the family as Joseph Campbell, age 28, a butcher, his wife Alice, age 26, and daughter Olive, age 1, living on Madison Street, now 2nd Street. The 1885 Iowa Census lists Joseph Campbell, age 32, his wife Alice, age 31, and daughter Ollie, age 6, living on Washington Street. He appears in the 1894 city directory living at 521 W. Washington. The 1900 census identifies the family as Joseph Campbell, age 48 and a commercial traveler, his wife Alice, age 47, and daughter Olive, age 21. His obituary, published in the *Washington Journal* on April 7, 1924, says, "In 1900, he and F.E. Swift started a brick yard at Ottumwa and he remained in charge of it for seven years." The 1903 city directory lists the residents at 633 W. Washington as D.O. White, a butcher, and his wife Mrs. A.K., and daughter Helen. The obituary says Campbell returned to Washington after two years and retired. The 1910 census lists Joseph Campbell, age 58 and commissioner of the city street department, and his daughter Olive, age 31, again living at 633 W. Washington. It was during his tenure as street commissioner that W. Washington street was paved (1906). The 1910-11 city directory lists Joe R. Campbell, retired, with Olive G., a housekeeper, living at 633 W. Washington. In 1914, he married Mrs. Patience Stewart. She died the following year. The 1920 census names Joseph Campbell, age 68, a widower and home owner, living at 633 W. Washington with his daughter Olive, age 41 and single, and Emma F. Wilson, his sister-in-law, age 58 and a widow. He lists his occupation as retired farmer. Joseph Campbell then died in April 1924.

His daughter, Olive Campbell, then continued to live in this house until her death in 1942. The 1926 telephone directory lists the telephone in the name of Miss Olive Campbell at 631 W. Washington. The 1930 census lists Olive Campbell, age 51, as head of the household, home owner, and single, living at 631 W. Washington. The house is valued at \$5,000. The one-story rear wing of the house shown on the 1917 Sanborn map is demolished by the 1931 Sanborn map, with a small rear porch in its place. The 1935 city directory also lists her at this address, as does the 1938 telephone directory. Olive Campbell is also listed at this address at the age of 61, in the 1940 census. In the 1941 city directory, the index lists the house as vacant.

The property was sold by Olive Campbell's executor to D.W. Swyer on December 15, 1942, and Dwyer sold it to Floyd E. and Bernice Sturgis on September 13, 1945. The 1954 telephone directory lists F.E.

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 92-00381
Related District Number: 92-00350

Page 4

<u>Cherry-Campbell House</u>	<u>Washington</u>
Name of Property	County
<u>631 W. Washington Blvd.</u>	<u>Washington</u>
Address	City

Sturgis living at 631 W. Washington, along with A.J. Lewis. Floyd E. Sturgis continues to appear at this address through the 1954 through 1962 telephone directories. In 1958, in the 1964 city directory, the listing is for Floyd E. Sturgis, a rural mail carrier with the USPO, and his wife Bernice, secretary to Dr. Eastland. Sturgis sold the property to Kenneth W. and Marie C. McGlashan on November 1, 1967. They appear in the 1967 city directory living at 631 W. Washington Street as Kenneth W. McGlashan, vice president of engineering at Advance Ross Electrics, Inc., with his wife Marie C., owner of Advance Ross Electrics, Inc. and their children Linda, born in 1950, Betty, born in 1952, Kenneth, born in 1957, and Lisa, born in 1964.

McGlashan sold the property to Paul R. Horak on November 1, 1967. The 1969 city directory identifies the family living here as Timothy J. Horak, owner of Karok Corporation, his wife Mary E., an employee at Karok Corporation, and their children Todd, born in 1966, Joel, born in 1967, and Holly, born in 1968. The 1972 city directory repeats this listing. By 1976, the listing is for Timothy J. Horak, a salesman for Yoder Feeds, his wife Mary E., and children Todd, Joel, Holly, and Patrick, born in 1971. In the 1977 city directory, the listing is the same except for the addition of Suzanne, born in 1975. A year later, in the 1978 city directory, Theresa, born in 1976, is added to the family, but the rest of the listing remains the same, and is repeated again in the 1979 city directory.

Timothy and Mary Horak sold the property to Marna C. Nicola on July 12, 1979. She then sold it to the Caldwells on November 1, 1980. The 1981 city directory lists Craig Caldwell, employed at Steele Lumber Yard, living at 631 W. Washington with his family, which included his wife Jan E., also employed by Steele Lumber Yard, and two sons, Gregory, born in 1978 and Patrick, born in 1980. The family is not listed here in the 1983 directory. The Caldwells sold the house to Donald and Cynthia Pfeiffer on April 30, 1984. The 1984 city directory identifies Donald and Cynthia Pfeiffer living at this address. They continue to own the house.

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 92-00381
Related District Number: 92-00350

Page 5

<u>Cherry-Campbell House</u>	<u>Washington</u>
Name of Property	County
<u>631 W. Washington Blvd.</u>	<u>Washington</u>
Address	City

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Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 92-00381
Related District Number: 92-00350

Page 6

Cherry-Campbell House
Name of Property

Washington
County

631 W. Washington Blvd.
Address

Washington
City

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: 92-00381
 Related District Number: 92-00350

Page 7

<u>Cherry-Campbell House</u>	<u>Washington</u>
Name of Property	County
<u>631 W. Washington Blvd.</u>	<u>Washington</u>
Address	City

Building plan (from assessor's website)

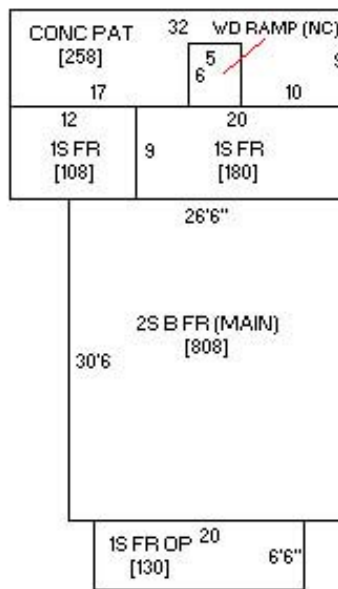


Photo from assessor's website



Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 92-00381
Related District Number: 92-00350

Page 8

Cherry-Campbell House
Name of Property

Washington
County

631 W. Washington Blvd.
Address

Washington
City

Digital photographs



Photograph 92-00381-001 - House, looking southeast (December 2014)

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 92-00381
Related District Number: 92-00350

Page 9

Cherry-Campbell House
Name of Property

Washington
County

631 W. Washington Blvd.
Address

Washington
City



Photograph 92-00381-002 - House, looking southwest (December 2014)

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 92-00381
Related District Number: 92-00350

Page 10

Cherry-Campbell House
Name of Property

Washington
County

631 W. Washington Blvd.
Address

Washington
City



Photograph 92-00381-003 - House, looking southeast (December 2014)

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 92-00381
Related District Number: 92-00350

Page 11

Cherry-Campbell House
Name of Property

Washington
County

631 W. Washington Blvd.
Address

Washington
City



Photograph 92-00381-004 - Garage, looking south (December 2014)