

Iowa Site Inventory Form

State Historic Preservation Office

(July 2014)

State Inventory Number: 92-00766 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 Harry and Marquerite Sowden House

B) Other names: West side survey map #WS-083

• Location

A) Street address: 704 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: Western Addition Block(s): 7 Lot(s): Lot 10 and E 14' 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>1</u>	Buildings	—	Buildings
—	Sites	—	Sites
—	Structures	—	Structures
—	Objects	—	Objects
<u>1</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

01A01: Domestic / residence

B) Current functions

01A01: Domestic / residence

01C05: Domestic / garage (do attached garages

list separately??

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

A) Architectural Classification

10C Rambler/Ranch

B) Materials

Foundation (visible exterior): 10A: Concrete

walls (visible exterior): 03: Brick

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

1952 *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: March 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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Harry and Marguerite Sowden House
Name of Property

Washington
County

704 W. Washington Blvd
Address

Washington
City

Narrative Description

This is a one story brick ranch house built on the north side of W. Washington Blvd at the northwest corner of the intersection with S. Avenue F. This block is west of the main boulevard, on the extension of W. Washington at the northeast corner of Sunset Park. The house sits on a poured concrete foundation, and it is clad with brick veneer. The cross gable roof is covered with asphalt shingles, and there is vinyl siding with a shingle pattern on the gable ends. There is a typical mid-20th century wide brick chimney near the center of the house, and a large wood deck at the southwest front corner of the house. A three-car garage is attached at the north (rear) end of the house. The windows are mostly tall single-light casement windows. There is a small wood shed off the northwest corner of the garage.

Though the house has a W. Washington address, the house is oriented to S. Avenue F to the east. The façade, the east elevation, is divided into three sections by a center cross gable section which protrudes beyond the left/south and right/north sections. At the left corner of the cross gable section, there is a small inset entry porch with a low brick wall capped with stone on the east and south sides, and a wood structure rises from the south low wall to the roof. The wood entry door has two upper windows with wood panels below, and it has an aluminum storm / screen door. To the right of the entry, centered in the wall, there is a pair of single-light casement windows, and farther to the right is a smaller one-by-one-light vinyl casement window with a high sill. The gable end is clad with vinyl in a shingle pattern, and there is a one-over-one-light double-hung window centered in the gable. The façade's left/south section has a pair of tall single-light casement windows just to the south of the entry, and a second pair further south/left near the south corner of the house. The right/north section of the façade is largely taken up by the large two-car garage. There is a wide eave on this area, and at the left side of this section is a low brick wall which extends east to a point even with the front of the center section and which is capped with stone. At the end of the wall, there is a brick column supporting the roof. Within the area on the left/south side of this north section, under the roof and behind the low brick wall, there is a concrete stoop leading to a side entry door with an aluminum storm / screen door. There is a small one-by-one-light casement window in the wall facing the street and to the right of the entry door. To the right of this window are two aluminum garage doors. The door on the left is a double door, and the one on the right is a single car door. On the far right, there is a matching column supporting the roof with another low brick wall capped with stone going back to meet the garage wall.

The south elevation, facing Washington Street, is stepped back in three sections. The right/east section protrudes the furthest, and it has a pair of tall single-light casement windows centered in the wall. The small gable has vinyl siding in a shingle pattern. This small gable section protrudes from a larger gable section, with portion to the left/west exposed and set back about 10 feet from the first section. It is filled by a wide one-by-one-light sliding window. There is a wood panel above the window. The larger gable over this section is covered with vinyl siding in a shingle pattern. The large wood deck wraps around from the south side of this section to the west side. The south side of the west cross-gable section has a pair of single-light tall casement windows.

The west elevation is divided into four sections. As noted, the wood deck wraps around the southwest corner of the house, from the smaller south section to the west cross-gable section. The west side of the small gable-roof south section has a pair of tall single-light casement windows. The second section

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Name of Property	County
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Address	City

is the west side of the larger south gable-roof section. There are two one-by-one-light sliding windows filling the space, and there is a wood panel above them which meets the eaves. To the left of the windows, there is a wood entry door. Across the deck from the entry, there are wood steps descending to the ground. The third section, working to the north, is the west cross-gable section. It has three evenly spaced pairs of tall single-light casement windows. The gable above the windows is clad with vinyl siding in a shingle pattern, and it has a double-hung window. The fourth section is on the far left/north, and it is the rear of the garage. In the center of this section, there is a centered tall ten-light (2 by 5) metal window.

The north elevation shows a portion of the rear of house section to the right of the west side of the garage. Within the house portion, there is a pair of tall single-light casement windows. To the left, on the roof, there is a windowless gable-roof dormer with vertical wood siding located toward the rear of the house. It is not visible from the street because of the roof between the side entry door and the front of the garages. On the north elevation of the garage, there is a centered ten-light metal window. The north gable of the garage has vinyl siding in a shingle pattern. The small wood shed sits just to the west side of the window.

Narrative Statement of Significance

The Harry and Marguerite Sowden House appears to contribute historically and architecturally the potential "west side" residential historic district in Washington. The ranch house was built during the period of development of the former Patterson estate in the early 1950s, and it is significant within this period of later development of the neighborhood. The period of significance for the historic district is anticipated to extend through 1969, 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 historical or architectural significance individually.

History / research summary of property

This house is one of five houses built in the early 1950s from 704 to 730 W. Washington. Lots 6-10 in Block 7 of the Western Addition extend along the north site of Sunset Park designated in the early 1900s, along a continuation of Washington Blvd. Benjamin and Sue Warfel acquired these five lots, as well as Lots 1-5 to the north along W. Main Street, through two purchases in 1880 and 1881. They sold Lots 1-10 to John Watson on December 27, 1890. The 1894 map shows only a house on Lot 3 (currently 717 W. Main). Watson then sold smaller parcels, including parts of Lots 5-6 to Mary L. Stewart in 1898 (built house at 735 W. Main) and his house on Lot 3 with Lot 7 to his daughter Florence E. Patterson on March 29, 1901. Watson transferred Lots 9-10 and Lots 1-2 to the north on W. Main to Florence E. Patterson on August 3, 1914 as well. Lewis and Florence Patterson sold off the lots along W. Main, retaining the house on Lot 3 at 717 W. Main with Lots 8-10 to the south along the extension of W. Washington into the northeast corner of Sunset Park. A sheriff's deed related to the Patterson

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estate transferred their remaining property, including Lots 8-10 and east 27' of Lot 7 to the Home Owners Loan Corporation on February 17, 1942. On July 8, 1943, the Home Owners Loan Corporation sold this set of lots to Earl O. Wood, a local contractor. They retained the lots, but apparently did not construct houses. Earl O. Wood and wife transferred the E 27 ft. of Lot 7 and all of Lots 8, 9, and 10 to Marquerite Sowden and husband on June 30, 1951. Then in February 1952, Earl O. Wood transfer the land associated with the south half of the alley along the north side of these lots to the Sowdens. The property was then split into three parcels over the next few years and developed with new houses at the northeast corner of Sunset Park.

The house at 704 W. Washington Blvd sits on Lot 10 and the east 14' of Lot 9, and the assessor lists a construction date of 1952. The 1952 telephone directory lists Harry Sowden living at 704 W. Washington. He appears again in the 1954 city directory index (directory itself is gone). Sowden sold off the two parcels to the west in June 1952 and December 1952. The purchase of these lots and construction of their home appears to coincide with their retirement from the hotel business. In 1937, the Sowdens opened the new Hotel Washington in the Bailey Building (National Bank building, 104 E. Main) at the northeast corner of Central Park, and they sold the business to E.H. Nugent in October 1951 ("Local Hotels are Asset to City," *Washington Evening Journal*, 60th Anniversary Edition, February 27, 1953, 13). They previously lived at 328 E. Main.

The property at 704 W. Washington (east 14' of Lot 9 and Lot 10) was sold to Eva M. Coffey on August 31, 1954, and the telephone listing for that year is for Irvin E. Coffey. The telephone directories for 1956, 1958, 1960, and 1962 continue to list Irvin Coffey at this address. The 1964 city directory indicates that Irvin E. and Eva M. Coffey operated an income tax and insurance business. By the 1967 city directory, they are listed here as retired, and are listed the same in the 1969 city directory. There is no listing in the 1972 directory.

On July 20, 1973, E.D. Morrison Jr., Executor for the Eva M. Coffey estate, transferred the property to Almeda L. Thompson. The 1976 city directory lists Rev. Milan K. Thompson, pastor at Bethel Presbyterian Church and Director of the Department of Social Welfare, and his wife Almeda, a teacher at Lincoln Elementary School living at 704 W Washington. The Thompsons sold the property to Marion L. and Enid C. Tweeton on April 26, 1977.

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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

Sesquicentennial edition, *The Washington Evening Journal*, April 13, 1989

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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.

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Location map



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

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Building plan (from assessor's website)

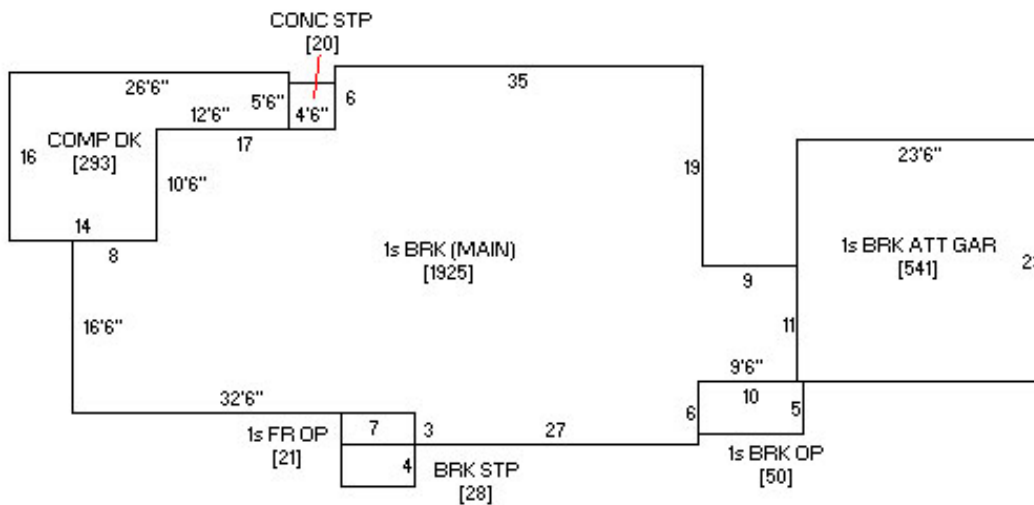


Photo from assessor's website



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Digital photographs



Photograph 92-00766-001 - House, looking northwest (December 2014)

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Photograph 92-00766-002 - House, looking northeast (December 2014)

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Photograph 92-00766-003 - House, looking southeast (December 2014)