

Iowa Site Inventory Form

State Historic Preservation Office

(July 2014)

State Inventory Number: 92-00398 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 William A. and Jennie Cook House

B) Other names: West side survey map #WS-095

• Location

A) Street address: 315 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: Original Plat Block(s): 15 Lot(s): 3

• 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

01A01: Domestic / residence

01C05: Domestic / garage

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

07E01: Bungalow

B) Materials

Foundation (visible exterior): 10A: Concrete block

walls (visible exterior): 05E: Aluminum

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

1912 *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 12, 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: 92-00398
Related District Number: 92-00350

Page 1

<u>William A. and Jennie Cook House</u>	<u>Washington</u>
Name of Property	County
<u>315 W. Main Street</u>	<u>Washington</u>
Address	City

Narrative Description

This is a one-and-one-half-story frame bungalow built around 1912. It is clad in aluminum siding, with board-and-batten wood siding remaining in the front gable of the house and porch gable. The house has wide eaves and triangular brackets, characteristic of the Craftsman style. The engaged brick chimney with stone shoulders on the east side is also a feature of this style. The foundation is rusticated concrete block. The roof is cross-gabled and clad in asphalt shingles. There is a low shed-roof dormer on the front/north side of the side-gable section. The porch has been enclosed.

The house faces Main Street to the north. The Sanborn maps show a full open front porch, and it appears to have had columns that sat on rusticated concrete block piers. These piers are visible, with siding between them to enclose the porch. The gable over the steps onto the porch likewise remains, clad in board-and-batten siding. This gable and the front gable of the house have wide eaves supported by triangular brackets. The porch is enclosed with double-hung vinyl windows, four to the east of the entry door and two to the west of the entry door on the north side. The east and west sides each have two additional windows. The second/attic story on the house has two one-over-one-light double-hung windows, with the west one slightly smaller. The shed-roof dormer is low on the roof to the west, with two small windows.

The east side of the house has a one-over-one-light double-hung window with a small transom on the front/north half. Similar windows flanked the engaged brick chimney with stone shoulders on the south/left half, with the transoms filling the larger opening with replacement windows. A one-over-one-light double-hung window is found to either side of the chimney on the second story. The east side of the gable-roof rear section has a one-over-one-light double-hung window and a smaller one-over-one-light double-hung to its right/north.

The west side of the house has the gable return for the enclosed porch roof at the north end. A small one-over-one-light double-hung is located on the second story level immediately to its south. A pair of one-over-one-light double-hung windows with transoms is located mid-story to the south, likely on interior stairs. The south/right half of the west side has a set of three one-over-one-light double-hung windows with transoms on the first story and a set of three one-over-one-light double-hung windows on the second story. The transoms again fill space for smaller replacement sashes in larger original openings.

The south/rear side of the house has a rear gable on the east/right half. Two one-over-one-light double-hung windows are found on the second story in this section. The rear one-story section extends from the first story on this half, and it has two one-over-one-light double-hung windows on the south side. A rear entry leads into the enclosed side porch along the west side. The west/left half of the house has a larger shed-roof dormer on the roof, with two one-over-one-light double-hung windows.

There is a covered walkway from the house to the gable-oriented garage. The garage does not appear on the 1943 Sanborn map, but it appears to have been built in the late 1940s or 1950s, replacing smaller buildings at the rear of the lot. It faces a shared driveway to the east from Main Street and along the west edge of the former funeral home parking lot. The frame garage is clad in wood siding,

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 92-00398
Related District Number: 92-00350

Page 2

<u>William A. and Jennie Cook House</u>	<u>Washington</u>
Name of Property	County
<u>315 W. Main Street</u>	<u>Washington</u>
Address	City

and the foundation is poured concrete. The front gable roof has asphalt shingles. The east side of the garage has a double-car garage door and a one-over-one-light double-hung window in the gable. The south side has a one-over-one-light double-hung window. The north side has a one-over-one-light double-hung window and a pedestrian door. The west side has two one-over-one-light double-hung windows on the first story and a one-over-one-light double-hung window in the gable. There is a metal shed on the south side of the garage.

Narrative Statement of Significance

The William A. and Jennie Cook House appears to contribute historically to the potential “west side” residential historic district in Washington. The house was built around 1912 for William and Jennie Cook, replacing the earlier family home on this lot. William Cook retired from his drug store (Cook & Sherman) in 1912, becoming involving in banking in this period. The redevelopment of this lot with a bungalow for this prominent businessman contributes to the history of the neighborhood in the early 20th century. Both the house and garage are counted as contributing buildings in the potential historic district.

The house does not appear individually eligible for listing on the National Register of Historic Places under Criteria A or C. The enclosure of the porch, later siding, and replacement windows have impacted the integrity of the house. Further assessment of the interior would be required to assess full integrity for potential individual listing under Criterion B for its association with William A. Cook.

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

Lot 3 was purchased by John Cook prior to 1867 when transfer books began to include dates. Both the 1869 Bird's Eye View drawing and the 1874 Atlas of Washington map show a vacant lot here. By 1892, the Sanborn map shows a two story house with a smaller one story rear addition, and this house continues to appear on Sanborn maps in 1897, 1902, and 1909. The current house then appears on the 1917 Sanborn map, indicating construction between 1909 and 1917.

The 1885 Iowa census lists the Cook family living in block 15 on Main Street, and consisting of John Cook, age 73, a retired carpenter, his wife Jane, age 59, William A., age 33 and a druggist, Ada M. age 23, and another household in the same location consisting of Robert Cook, age 27 and a clerk, and his wife Lorle S., age 27. On August 31, 1896, William A. Cook bought the property from Jane Cook, single, and R.S. Cook and wife. The 1903 city directory lists W.A. Cook, druggist, wife Jennie M. and Mrs. Jane Cook living at 315 W. Main Street. The 1908 telephone directory has a listing for W.A. Cook. The 1910-11 city directory lists William A. Cook, Merchant (Cook and Sherman) and wife Jennie, 315 W. Main Street, and notes “See back cover.” A large ad on the back cover of the 1910-11 city directory for Cook & Sherman at 123 W. Washington, Southwest corner of square, states, “OVER FIFTY YEARS Continuous (sic) Business is the Record of This Store .. THIS LONG EXPERIENCE .. is Daily adding new Friends and Features THE REXALL STORE A complete line of DRUGS and PAINTS, WALL PAPER and WINDOW SHADES”. William A. Cook joined partnership with John H. Chilcote in 1870 in

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 92-00398
Related District Number: 92-00350

Page 3

<u>William A. and Jennie Cook House</u>	<u>Washington</u>
Name of Property	County
<u>315 W. Main Street</u>	<u>Washington</u>
Address	City

the drug store business started by his father Dr. A.W. Chilcote in 1853. Chilcote then moved into the hardware business, and the drug store was continued by Cook and William Chilcote. Don Sherman started with the store in 1887, becoming partner in 1900. His brother Fort Sherman also joined the business, and the drug store became the Sherman Brothers in the early 1910s when William A. Cook retired. William A. Cook was also involved in the Washington Manufacturing Company, which was organized by Frank Stewart in 1905. In 1909, Cook was vice president, with Winfield Smouse, president; C.M. Keck, secretary, and Stewart, treasurer and manager (Burrell 1909, Vol. 1: 429).

The earlier house continues to appear on the 1909 Sanborn map, with the new house built for William A. and Jennie Cook by 1917. It was in this period that William retired from the drug store business. The 1910 census identifies the family at this address as William A. Cook, age 59, head of the household and home owner, and a merchant in the drug business, with his wife Jennie, age 42. He then retired in 1912, per his obituary. In 1912, the Washington Loan and Trust Company was organized, with W.A. Cook as a director. They did investment banking and general Trust Company business, engaging in real estate mortgages for farm and residence properties (*Evening Journal*, April 26, 1913, 1, 4). By 1913, William A. Cook was also vice president of Washington National Bank, which dated back to 1871 (*Evening Journal* – 20th anniversary edition, April 26, 1913, 24). It was then around this time that he built this new house. The 1917 county directory lists William A. Cook, retired, and his wife Jennie living at 315 W. Main Street. The 1920 census lists William A. Cook, head, 69, wife Jennie M. 53. He lists his occupation as 'none'. The 1926 telephone directory lists William A. Cook at the same address. The 1930 census lists William Cook, head of the household and home owner, age 79, and his wife Jennie M. Cook, age 63, and again he lists no occupation. The house is valued at \$7,500. On July 10, 1931, there was a title change from the estate of William A. Cook to Jennie M. Cook. Cook's obituary in the *Washington Evening Journal* notes that he was born in Pennsylvania, came to Iowa with his parents in 1856, and that they established their home on the property where he died. He began working at Chilcote & Chilcote Drug Store at age 14, becoming a partner in the business. He later was the owner of the store, known then as Cook and Sherman. He retired in 1912. He served as an elder in the Presbyterian Church, as a city park commissioner, on the board of education, and a director of Elm Grove Cemetery Association. He also kept weather data for Washington for nearly 50 years. The 1935 city directory lists Jennie Cook, widow of William A., at this address.

Jennie Cook sold the property to Stella Latchem on August 31, 1937, and the 1938 telephone directory lists Mrs. Stella Latchem living at 315 W. Main Street. The census in 1940 lists Stella Latchem, head of the household, age 55, Charles W. Latchem, a son, age 26 and an intern at medical college, and a lodger Treva Ferguson, age 38 working as a beauty operator. On November 7, 1940, Charles Latchem transferred his interest in the property to Stella Latchem. Latchem was listed in the 1941 city directory at this address, along with Leonard Lackey and LeRoy Estes.

Latchem sold the property to Will and Edith Sheetz on August 31, 1943. They likely built the garage after they purchased the house. They were not listed in the 1941 city directory. William Sheetz is listed at this address from the 1952 telephone directory through the 1962 directory, and then appears in the 1964 through 1976 city directories listed as Wm. Sheetz (Edith) retired. The Edith Sheetz estate transferred the property to William Sheetz on August 2, 1977.

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 92-00398
Related District Number: 92-00350

Page 4

William A. and Jennie Cook House	Washington
Name of Property	County
315 W. Main Street	Washington
Address	City

Sheetz sold the property to Wendell and Betty Eden on December 5, 1978. They operated the Sherman-Eden Funeral Home next door at 305 W. Main until 1996.

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.

City/telephone directories. Washington Public Library. Various years, including 1894, 1903, 1908, 1910-11, 1917, 1932, 1934, 1935, 1938, 1941, 1952, 1954, 1956, 1958, 1960, 1962, 1964, 1967, 1969, 1972, and 1976.

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

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

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.

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 92-00398
Related District Number: 92-00350

Page 5

William A. and Jennie Cook House Washington
Name of Property County

315 W. Main Street Washington
Address City

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

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 92-00398
Related District Number: 92-00350

Page 6

William A. and Jennie Cook House
Name of Property

Washington
County

315 W. Main Street
Address

Washington
City

Building plan (from assessor's website)

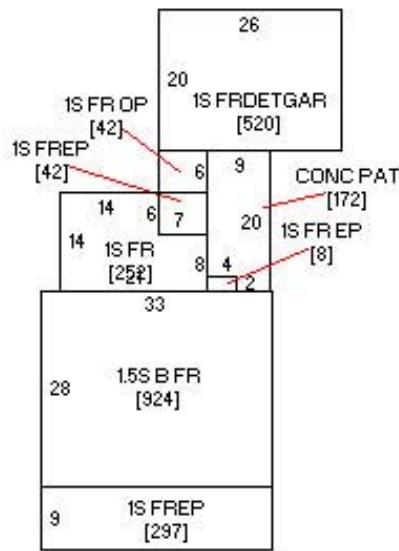


Photo from assessor's website



Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 92-00398
Related District Number: 92-00350

Page 7

William A. and Jennie Cook House
Name of Property

Washington
County

315 W. Main Street
Address

Washington
City

Digital photographs



Photograph 92-00398-001 - House, looking south (December 2014)

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 92-00398
Related District Number: 92-00350

Page 8

William A. and Jennie Cook House
Name of Property

Washington
County

315 W. Main Street
Address

Washington
City



Photograph 92-00398-002 - House, looking southwest (December 2014)

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 92-00398
Related District Number: 92-00350

Page 9

William A. and Jennie Cook House
Name of Property

Washington
County

315 W. Main Street
Address

Washington
City



Photograph 92-00398-003 - House, looking southeast (December 2014)

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 92-00398
Related District Number: 92-00350

Page 10

William A. and Jennie Cook House
Name of Property

Washington
County

315 W. Main Street
Address

Washington
City



Photograph 92-00398-004 - House and garage, looking northwest (December 2014)