

Iowa Site Inventory Form

State Historic Preservation Office

(July 2014)

State Inventory Number: 92-00350 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: West Side Residential Historic District

B) Other names: _____

• **Location**

A) Street address: roughly 300-800 blocks of W. Jefferson St, W. Washington Blvd, and W. Main St, including Sunset Park

B) City or town: Washington (Vicinity) County: Washington

C) Legal description:

Rural: Township Name: _____ Township No.: _____ Range No.: _____ Section: _____ Quarter: _____ of Quarter: _____

Urban: Subdivision: _____ Block(s): _____ Lot(s): _____

• **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>184+</u>	Buildings	<u>68+</u>	—	Buildings
<u>1</u>	Sites	<u>0</u>	—	Sites
<u>1+</u>	Structures	<u>0+</u>	—	Structures
<u>1+</u>	Objects	<u>0+</u>	—	Objects
<u>187+</u>	Total	<u>68+</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

E) Name of related project report or multiple property study, if applicable:

MPD title: Architectural and Historical Survey of the "west side" residential neighborhood in Washington Historical Architectural Data Base #: 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

08F01: Recreation / park

B) Current functions

01A01: Domestic / residence

01C05: Domestic / garage

08F01: Recreation / park

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

A) Architectural classification

05B: Italianate 05D: Queen Anne

07E: Bungalow/Craftsman 09A06: Foursquare

09A01: Gable-front house 09A09 cross gable house

10C: Ranch 10D: Split-level

B) Materials

Foundation (visible exterior): 04: Stone, 10: Concrete

Walls (visible exterior): 03: Brick, 02: Wood, 15B: vinyl

Roof: 08A: Asphalt shingles

Other: _____

C) Narrative description **SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED**

Site Number: 92-00350 Address: see first page City: Washington County: Washington District Number: _____

• **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 archaeology/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: Property 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

1856-1969

E) Significant dates

Construction date

_____ *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 sheets for the list of research sources used in preparing this form*

• **Geographic Data** *Optional UTM references* *See continuation sheet for additional UTM or comments*

Zone	Easting	Northing	NAD	Zone	Easting	Northing	NAD
1	_____	_____	_____	2	_____	_____	_____
3	_____	_____	_____	4	_____	_____	_____

• **Form Preparation**

Name and Title: Rebecca Lawin McCarley, architectural historian / historian Date: October 30, 2015
Organization/firm: SPARK Consulting, for Washington HPC E-mail: sparkconsulting@octaspark.com
Street address: 17 Oak Lane (City Hall, 215 E, Washington St) Telephone: 563-324-9767 (319-653-6584)
City or Town: Davenport (Washington) State: Iowa Zip code: 52803 (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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Related District Number: _____

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<u>West Side Residential Historic District</u>	<u>Washington</u>
Name of Property	County
<u>300-800 blocks of W. Jefferson St, W. Washington Blvd, and W. Main St</u>	<u>Washington</u>
Address	City

Narrative Description

The West Side Residential Historic District as identified on this survey form was evaluated through the intensive level survey of the “west side” neighborhood completed in 2014-2015 through a HRDP grant awarded to the City of Washington Historic Preservation Commission (Report #92-013). Through the survey and research for this project, the West Side Residential Historic District is identified as spanning along the 300 to 800 blocks of W. Jefferson St, W. Washington Blvd, and W. Main St including Sunset Park, with a period of significance that spans from 1856 to 1969. The recommended district boundary thus includes 147 residential properties (one with two houses), one educational property (administrative offices), one park (with resources largely yet untabulated), and one moved/commemorative log house in the park. The residential properties include approximately 251 individual extant resources (houses and garages), including approximately 183 contributing resources and 68 non-contributing resources. These residential resources include 140 houses and 49 garages/outbuildings constructed by 1969, the end of the recommended period of significance. The remaining resources on the residential blocks include eight houses, 53 garages, and one school office building that were built after 1969. The brick street along W. Washington Blvd is also counted as a contributing structure.

The residential properties were all built as single family houses, with no duplexes or apartment buildings noted in the district. These 148 single family homes range in construction from the 1850s to 1960s, with eight built after 1969. They include 78 two-story frame houses, 21 one-and-one-half story frame houses, 40 one-story frame houses, five two-story brick houses, and four one or one-and-one-half story houses clad in brick veneer or stucco. The residential properties include 21 with houses built in the period from 1856 to 1885, 32 houses built from 1886 to 1900, 22 houses built from 1901 to 1909, 22 houses built from 1910 to 1918, 11 houses built from 1919 to 1929, two houses built from 1930 to 1939, three houses built from 1940 to 1949, 24 houses built from 1950 to 1959, and three houses built from 1960 to 1969. Nine additional properties were built after the period of significance within the proposed historic district boundary. Gothic Revival, Italianate, Queen Anne, Second Empire, gable-front, side-gable, and cross gable houses were built in the neighborhood from 1856 to 1910, and the neighborhood is locally known for its collection of large Victorian homes. However, a number of Foursquare, Craftsman, and bungalow houses were built in the neighborhood from 1910 to 1928 that reflect the development through these years, followed two small houses built in the 1930s. Significant development that increased the density of the neighborhood is reflected from 1945 to 1969 in the number of ranch and later split-level houses that were built in this period. Outbuildings on these properties include 102 carriage houses or garages. They include 11 built from the 1890s to 1910s, 22 built in the 1920s, five built in the 1940s, four built in the 1950s, 7 built in the 1960s, 17 built in the 1970s, 14 built in the 1980s, 15 built in the 1990s, and seven built since 2000.

Sunset Park and its resources are also included within the recommended boundary for the West Side Residential Historic District (see State #92-00805). Sunset Park was developed in the early 20th century by prominent residents who lived in the west side neighborhood, and W. Washington Blvd was paved with brick to connect the downtown to the park through this neighborhood. Entrances to the park were originally found at the west ends of W. Washington Blvd and W. Jefferson Street, with W. Main Street stretching along the north side of the park. Residences along the perimeter had/have backyards that face the park, and residential lots extend into the current boundary of the park in some areas, as the park grew to incorporate additional vacant land from the 1920s to 1960s between earlier residential development. The park is counted as a contributing site, and a marker to the original donor is counted

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Address	City

as a contributing object. The Alexander and Mary Young Log House is also counted as a contributing building, moved into the park in 1912 as part of the park development. A number of shelters and buildings within the park still need to have research completed to be classified as contributing or non-contributing buildings or structures. Further evaluation of Sunset Park after completion of this research on its features and development may determine that it does not retain sufficient historic integrity and resources to merit inclusion in the historic district, either in part or in whole. However, development of Sunset Park is linked to the development of the neighborhood and residential resources are intermixed with park land in several areas, so the park is included in the recommended boundary.

A table outlining the resources currently tabulated for the West Side Residential Historic District is included below. Additional resources within Sunset Park will be classified at a later date, as noted.

Properties within recommended West Side Residential Historic District boundary.
listed in order by map number

<i>Address Map / State #</i>	<i>Historic name Significant year, style, height/walls Garage</i>	<i>Preliminary resource count for historic district</i>
215 W. Jefferson St Map #WS-001 Iowa #92-00728	Thomas and Ida Berdo House (#1) 1939, 1934 - Tudor Revival - 1 1/2 story - frame - wood Garage: c.1910s - outbuilding and garage? - gable front roof	3 contributing buildings (A, C)
219 W. Jefferson St Map #WS-002 Iowa #92-00006	Samuel Conner House c.1890 - Side gable - 1 1/2 story - 1 1/2 story - frame - aluminum Garage: none (rear carport)	1 contributing building (A)
310 S. Avenue B Map #WS-003 Iowa #92-00729	Thomas and Ida Berdo House (#2) c.1957 - ranch - hip - inset corner - 1 story - frame - aluminum Garage: attached - one car	1 contributing building (A)
215 S. Avenue B Map #WS-004 Iowa #92-00730	Howard and Elizabeth Wittrig House c.1957 - ranch - hip roof - 1 story - frame - aluminum Garage: attached - one car with carport	1 contributing building (A, C)
302 W. Jefferson St Map #WS-005 Iowa #92-00459	Albert H. and Elizabeth Wallace House c.1873 - side gable - 1 story - 1 story - frame - vinyl Garage: attached (rear addition) - one car	1 contributing building (A)
308 W. Jefferson St Map #WS-006 Iowa #92-00159	Alexander and Mary Gibson House c.1898 - Queen Anne - 2 story - frame - vinyl Garage: c.1985 - detached metal - two car - gable front roof	1 contributing building (A), 1 non-contributing building
314 W. Jefferson St Map #WS-007 Iowa #92-00731	Raphael and Linda Gonshorowski House 1985 - split level - 2 story - frame - vinyl, permastone Garage: 1986 - detached frame - one car - hip roof	2 non-contributing buildings
320 W. Jefferson St Map #WS-008 Iowa #92-00424	Fred L. and Nellie Stewart House c.1904 - Queen Anne - 2 story - frame - wood Garage: 2012 - detached frame - three car - side gable roof	1 contributing building (A, C), 1 non-contributing building
303 W. Jefferson St Map #WS-009 Iowa #92-00732	Kos-Polis House c.1916, 1938 moved to this lot - bungalow - gable front - 1 story - frame - vinyl Garage: c.1920s - detached frame - one car - gable front roof	2 contributing buildings (A, C)

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Name of Property	County
300-800 blocks of W. Jefferson St, W. Washington Blvd, and W. Main St	Washington
Address	City

<i>Address Map / State #</i>	<i>Historic name Significant year, style, height/walls Garage</i>	<i>Preliminary resource count for historic district</i>
313 W. Jefferson St Map #WS-010 Iowa #92-00420	Elmira Mather House 1873, c.1900 - T-plan - 2 story - frame - vinyl Garage: c.1920s - detached frame - one car - hip roof	2 contributing buildings (A, C)
317 W. Jefferson St Map #WS-011 Iowa #92-00421	Thomas J. and Jeannette McElhinney House c.1907 - Shingle style (gambrel roofs) - 2 story - frame - wood, wood shingles Garage: c.1910s - detached frame - one car - gable roof	2 contributing buildings (A, C)
321 W. Jefferson St Map #WS-012a Iowa #92-00733	Sarah Brokaw House 1895 - Queen Anne - 2 story - frame - aluminum Garage: c.1920s - detached frame - two car - gable front roof	2 contributing buildings (A, C)
314 W. Madison St Map #WS-012b (WS-147) Iowa #92-00806	Alexander and Elizabeth Duff House 1901 - Queen Anne / Foursquare - 2 story - frame - wood Garage: c.1974 - detached frame - three car - side gable roof	1 contributing building (A, C), 1 non-contributing building
320 W. Madison St Map #WS-012c (WS-148) Iowa #92-00807	Agnes C. Stewart House 1901 - Foursquare - 2 story - frame - vinyl Garage: c.1994 - detached frame - garage/shop - gambrel roof	1 contributing building (A, C), 1 non-contributing building
319 S. Avenue C Map #WS-013a (WS-149) Iowa #92-00429	Frank E. and Margaret A. Swift House c.1895 - Queen Anne - 2 story - brick Garage: none	1 contributing building (A, C)
315 S. Avenue C Map #WS-013b (WS-150) Iowa #92-00428	William C. and Emily Runyon House c.1895 - Queen Anne - 2 story - brick Garage: c.1910s - detached frame - two car - gable front roof	2 contributing buildings (A, C)
311 S. Avenue C Map #WS-013c Iowa #92-00427	James and Martha Gordon House c.1911 - Foursquare - 2 story - frame - wood Garage: 1993 - detached frame - two car - side gable roof	1 contributing building (A, C), 1 non-contributing building
305 S. Avenue C Map #WS-014 Iowa #92-00155	Andrus-Barratt House (Kurtz House) c.1867-69 - Italianate - 2 story - brick Garage: attached - one car (remodeled rear section - 1920s)	1 contributing building (A, C)
411 W. Jefferson St Map #WS-015 Iowa #92-00422	Horace W. and Constance Russel House c.1923 - bungalow - gable front - 1 1/2 story - frame - wood shingles Garage: none	1 contributing building (A, C)
415 W. Jefferson St Map #WS-016 Iowa #92-00423	Belle Smith House 1900 - Queen Anne - 2 story - frame - vinyl siding Garage: c.1950 - detached frame - two car - gable front roof	2 contributing buildings (A)
302 S. Avenue D Map #WS-017 Iowa #92-00430	William A. and Sarah J. Wilson House c.1895 - Queen Anne - 2 story - frame - aluminum siding Garage: c.1960 - detached frame - two car - hip roof	2 contributing buildings (A, C)
215 S. Avenue C Map #WS-018 Iowa #92-00734	Dayton H. and Irene Ballard House c.1868 - gable-front - 1 1/2 story (Victorian vernacular) - 1 1/2 story - frame - wood siding Garage: c.1920s - detached frame outbuilding - gable front roof	2 contributing buildings (A, C)

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Name of Property	County
300-800 blocks of W. Jefferson St, W. Washington Blvd, and W. Main St	Washington
Address	City

<i>Address Map / State #</i>	<i>Historic name Significant year, style, height/walls Garage</i>	<i>Preliminary resource count for historic district</i>
221 S. Avenue C Map #WS-019 Iowa #92-00425	Harry and Belle Shrader House (#1) c.1897 (or 1910s?) - Shingle style? (or Foursquare?) - 2 story - frame - wide wood siding/shingles Garage: c.1970s - detached frame - three car - side gable roof	1 contributing building (A, C), 1 non-contributing building
414 W. Jefferson St Map #WS-020 Iowa #92-00735	John W. and Emma A. Morton House c.1889 - Queen Anne - 2 story - frame - vinyl siding Garage: c.1910s - detached frame - two care - gable front roof	2 contributing buildings (A)
220 S. Avenue D Map #WS-021 Iowa #92-00736	Hannah Marshall House c.1868 - gable-front - 1 1/2 story - 1 1/2 story - frame - vinyl siding Garage: none	1 contributing building (A)
214 S. Avenue D Map #WS-022 Iowa #92-00737	Montgomery Rental House c.1885 - gable front - 1 story - 1 story - frame - wood siding Garage: c.1920s - detached frame - two car - hip roof	2 contributing buildings (A)
215 S. Avenue D Map #WS-023 Iowa #92-00738	Edward C. and Gertrude Carris House 1901 - gambrel-front (Foursquare/Colonial Revival) - 2 story - frame - wood siding Garage: c.1967 - detached frame - two car - gable front roof	2 contributing buildings (A, C)
221 S. Avenue D Map #WS-024 Iowa #92-00739	Seneca B. and Nora Dewey House c.1893 - Queen Anne - 2 story - frame - asbestos Garage: c.1962 - detached frame - two car - hip roof	2 contributing buildings (A, C)
510 W. Jefferson St Map #WS-025 Iowa #92-00740	Walter and Margaret Kyle House 1959 - ranch - hip roof - 1 story - frame - wide wood siding Garage: attached - one car	1 contributing building (A, C)
516 W. Jefferson St Map #WS-026 Iowa #92-00741	Lafe and Ruth Stout House c.1951 - ranch - hip roof - 1 story - frame - wide wood siding Garage: attached - one car	1 contributing building (A, C)
520 W. Jefferson St Map #WS-027 Iowa #92-00742	Howard and Anne Hess House c.1952 - ranch - hip roof - 1 story - frame - wide wood siding Garage: attached - one car	1 contributing building (A, C)
503 W. Jefferson Map #WS-151 (28a) Iowa #92-00808	Building 2015 - new building - gable roof - 1 story / 2 story - metal Garage: attached - two car	1 non-contributing building
509 W. Jefferson St Map #WS-028 Iowa #92-00743	House c.1921 - bungalow - gable-front - 1 story - frame - asbestos Garage: c.1920s - detached frame - one car - gable front roof	2 contributing buildings (A, C)
515 W. Jefferson St Map #WS-029 Iowa #92-00744	Mark and Johannah Pratt House c.1890 - gable-front - 1 1/2 story - frame - vinyl Garage: c.1920s - outbuilding - side gable roof	2 contributing buildings (A, C)
525 W. Jefferson St Map #WS-030 Iowa #92-00745	Henry and Freida Witthoft House c.1958 - ranch - side gable - 1 story - frame - wide wood siding Garage: - attached - one car	1 contributing building (A, C)
529 W. Jefferson St Map #WS-031 Iowa #92-00002	James F. and Colletta Duffy House c.1915 - Foursquare - 2 story - frame - wood siding Garage: c.1920s - detached frame - two car - hip roof - asphalt	2 contributing buildings (A, C)
602 W. Jefferson St Map #WS-032 Iowa #92-00746	Nicholas and Sadie E. Gevock House 1978 - split level - 2 story - frame - brick veneer / vinyl siding Garage: attached - two car	1 non-contributing building

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Address	City

<i>Address Map / State #</i>	<i>Historic name Significant year, style, height/walls Garage</i>	<i>Preliminary resource count for historic district</i>
610 W. Jefferson St Map #WS-033 Iowa #92-00747	Stacy and Vickie Sims House 1988 - ranch (manufactured house) - 1 story - frame - vinyl Garage: none	1 non-contributing building
614 W. Jefferson St Map #WS-034 Iowa #92-00748	Charles King House c.1910 - gable-front - 1 story - 1 story - frame - aluminum Garage: attached - one car (addition)	1 non-contributing building
620 W. Jefferson St Map #WS-035 Iowa #92-00749	George and Mary Howe House c.1873 - gable-front - 1 1/2 story - 1 1/2 story - frame - wide wood siding Garage: c.1970s - detached frame - one car - gable front roof	1 contributing building (A), 1 non-contributing building
208 S. Avenue F Map #WS-036 Iowa #92-00750	Bernard and Dorothy McCarthy House 1969 - split level - 2 story - frame - aluminum siding / brick veneer Garage: c.1969 - detached frame - two car - gable front roof	2 contributing buildings (A)
603 W. Jefferson St Map #WS-037 Iowa #92-00751	Alonzo J. and Matilda J. Lamphere House c.1869 - gable-front - two story - 2 story - frame - wood Garage: c.1870s? - outbuilding - one story - gable front roof	2 contributing buildings (A, C)
609 W. Jefferson St Map #WS-038 Iowa #92-00752	Minnie C. White House c.1921 - T-plan - 2 story - frame - vinyl Garage: c.1965 - detached frame - gable front roof	2 contributing buildings (A)
615 W. Jefferson St Map #WS-039 Iowa #92-00753	Harry and Belle Montgomery House (#2) c.1919 - gable-front (Craftsman) - 2 story - frame - wood siding/shingles Garage: c.1992 - detached frame - two car - side gable roof	1 contributing building (A, C), 1 non-contributing building
621 W. Jefferson St Map #WS-040 Iowa #92-00754	Charles and Agnes Hahn House c.1915 - Foursquare - 2 story - frame - aluminum siding Garage: 2000 - detached frame - two car - side gable roof	1 contributing building (A), 1 non-contributing building
627 W. Jefferson St Map #WS-041 Iowa #92-00755	Ira and Edna Miksch House c.1957 - ranch - side gable - 1 story - frame - aluminum siding Garage: c.1995 - detached frame - two car - side gable roof	1 contributing building (A), 1 non-contributing building
633 W. Jefferson St Map #WS-042 Iowa #92-00756	John and Hannah Coppock House c.1868 - gable-front - 2 story - frame - asbestos Garage: none	1 contributing building (A)
111 S. Avenue B Map #WS-043 Iowa #92-00757	Iva Essley House c.1924 - gable-front (Craftsman) - 2 story - frame - vinyl Garage: c.1924 - detached frame - one car - gable front roof	2 contributing buildings (A)
308 W. Washington Blvd Map #WS-044 Iowa #92-00382	David and Letitia Palmer House 1899 - Queen Anne - 2 story - frame - vinyl Garage: c.1976 - detached frame - three car - side gable roof	1 contributing building (A), 1 non-contributing building
314 W. Washington Blvd Map #WS-045 Iowa #92-00383	James and Kate Wilson House 1913 - Foursquare / Queen Anne - 2 story - frame - wood Garage: attached (with 2000 addition)	1 contributing building (A)

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300-800 blocks of W. Jefferson St, W. Washington Blvd, and W. Main St	Washington
Address	City

<i>Address Map / State #</i>	<i>Historic name Significant year, style, height/walls Garage</i>	<i>Preliminary resource count for historic district</i>
320 W. Washington Blvd Map #WS-046 Iowa #92-00384	Eugene and Anna Anderson House 1891 - Queen Anne - 2 story - frame - aluminum Garage: c.1920s - detached frame - hip roof	2 contributing buildings (A)
309 W. Washington Blvd Map #WS-047 Iowa #92-00367	James B. and Julia Crail House 1904 - Queen Anne - 2 story - frame - vinyl Garage: c.1973 - detached frame - two car - gable front roof	1 contributing building (A, C), 1 non-contributing building
315 W. Washington Blvd Map #WS-048 Iowa #92-00758	Ralph and Fanny Shannon House 1950 - ranch - side gable with center cross gable - 1 story - brick veneer Garage: attached to rear - one car	1 contributing building (A, C)
321 W. Washington Blvd Map #WS-049 Iowa #92-00368	William A. and Lucinda J. Moore House 1887 - Queen Anne - 2 story - frame - vinyl Garage: c.1980s - detached metal - side gable roof - metal	1 contributing building (A), 1 non-contributing building
209 S. Avenue C Map #WS-050 Iowa #92-00759	Michaels House c.1959 - ranch - hip roof - 1 story - frame - wide wood siding Garage: none	1 contributing building (A)
403 W. Washington Blvd Map #WS-051 Iowa #92-00369	Dr. Emmett T. and Sarah Wickham House c.1905 - Colonial Revival - 2 story - frame - wood Garage: none	1 contributing building (A, C)
409 W. Washington Blvd Map #WS-052 Iowa #92-00370	Harry and Belle Montgomery House (#1) 1903 - Colonial Revival - 2 story - frame - asbestos Garage: c.1920s, 1990s - detached frame (one car) with two car addition - front gable / side gable roof	1 contributing building (A, C), 1 non-contributing building
415 W. Washington Blvd Map #WS-053 Iowa #92-00371	Samuel Addison and Elizabeth White House 1891 - Queen Anne / T-plan - 2 story - frame - stucco Garage: c.1920s, 1980s - detached frame (two car) with side addition - hip roof - metal	1 contributing building (A), 1 non-contributing building
421 W. Washington Blvd Map #WS-054 Iowa #92-00372	Janet Johnson House 1891 - Queen Anne / T-plan - 2 story - frame - aluminum Garage: c.1920s - detached frame (two car) - side gable roof	2 contributing buildings (A)
400 W. Washington Blvd Map #WS-055 Iowa #92-00385	Leander D. and Catherine Robinson House 1900 - Queen Anne - 2 story - frame - wood Garage: c.1973 - detached frame (two car) - gable front roof	1 contributing building (A, C), 1 non-contributing building
410 W. Washington Blvd Map #WS-056 Iowa #92-00386	Charles H. and Minnie Keck House 1893 - Queen Anne - 2 story - frame - vinyl Garage: c.1910 - detached frame (one car - large) - hip roof	2 contributing buildings (A)
416 W. Washington Blvd Map #WS-057 Iowa #92-00387	Harry and Belle Shrader House (#2) c.1915 - bungalow - side gable - 1 story - frame - wood Garage: c.1915 - detached frame (one car) - hip roof	2 contributing buildings (A, C)

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<i>Address Map / State #</i>	<i>Historic name Significant year, style, height/walls Garage</i>	<i>Preliminary resource count for historic district</i>
422 W. Washington Blvd Map #WS-058 Iowa #92-00388	Edmund D. and Emeline W. Morrison House 1910 (c.1866) - Classical Revival (Italianate) - 2 story - frame - vinyl Garage: c.1973 - detached frame (four car) (breezeway) - side gable roof	1 contributing building (A, C), 1 non-contributing building
209 S. Avenue D Map #WS-059 Iowa #92-00760	Ralph and Nellie Zeck House 1955 - ranch - hip roof - 1 story - frame - wide wood Garage: attached (one car)	1 contributing building (A)
205 S. Avenue D Map #WS-060 Iowa #92-00761	Howard and Gertrude Stewart House 1954 - ranch - hip - 1 story - frame - vinyl Garage: attached (one car) with carport	1 contributing building (A, C)
509 W. Washington Blvd Map #WS-061 Iowa #92-00373	Ralph and Mary Smith House 1901 - Queen Anne / Craftsman - 2 story - frame - wood (two widths) Garage: c.1920s - detached tile block (two car) - gable front roof (side addition)	2 contributing buildings (A, C)
515 W. Washington Blvd Map #WS-062 Iowa #92-00374	William and Ida Hood House 1898 - Queen Anne - 2 story - frame - asphalt faux brick siding Garage: 2004 - detached frame (three car) - cross gable roof	1 contributing building (A), 1 non-contributing building
523 W. Washington Blvd Map #WS-063 Iowa #92-00375	John and Mary Winter House c.1890 - Queen Anne - 2 story - frame - aluminum Garage: (carport addition)	1 contributing building (A)
527 W. Washington Blvd Map #WS-064 Iowa #92-00376	Howard A. and Martha J. Burrell House c.1876 - Italianate - 2 story - frame - wood Garage: c.1998 - detached frame - two car - gable front roof	1 contributing building (A, C), 1 non-contributing building
504 W. Washington Blvd Map #WS-065 Iowa #92-00179	Joseph and Elizabeth Keck House c.1856 - Second Empire / Gothic Revival - 2 story - brick Garage: c.2000 - detached frame - two car - side gable roof	1 contributing building (A, C), 1 non-contributing building
510 W. Washington Blvd Map #WS-066 Iowa #92-00390	Rose Gardner House c.1914 - Craftsman (gable-front) - 2 story - frame - wood siding/shingles Garage: c.1995 - detached frame - two car - gable front roof	1 contributing building (A, C), 1 non-contributing building
516 W. Washington Blvd Map #WS-067 Iowa #92-00391	Dr. William E. and Myrtle Anderson House (#2) 1909 - Queen Anne / Foursquare - 2 story - frame - wood siding (flared mid-story) Garage: c.1920s - detached rusticated concrete block - one car ©; also second two-car frame garage built in 2005 (NC) - hip roof	2 contributing buildings (A, C), 1 non-contributing building
522 W. Washington Blvd Map #WS-068 Iowa #92-00392	Carl M. and Helen B. Keck House 1897 - Queen Anne - 2 story - frame - stucco / wood shingles Garage: c.1990 - detached frame - two car - gable front roof - asphalt shingls	1 contributing building (A, C), 1 non-contributing building
530 W. Washington Blvd Map #WS-069 Iowa #92-00393	John and Ella Dodds House c.1875 - T-plan - 2 story - frame - wood Garage: c.1976 - detached metal - two car - side gable roof - metal	1 contributing building (A, C), 1 non-contributing building

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<i>Address Map / State #</i>	<i>Historic name Significant year, style, height/walls Garage</i>	<i>Preliminary resource count for historic district</i>
602 W. Washington Blvd Map #WS-070 Iowa #92-00394	Wesley and Maria Smith House c.1908 - Foursquare / Craftsman - 2 story - frame - aluminum Garage: c.1950 - detached frame - two car - gable front roof - asphalt shingls	2 contributing buildings (A, C)
608 W. Washington Blvd Map #WS-071 Iowa #92-00395	John O. and Perle Roberts House c.1912 - bungalow - side gable - 1 1/2 story - frame - wood (vertical grooved), wood shingles Garage: c.1977 - detached frame - one car - gable front roof - asphalt shingls	1 contributing building (A, C), 1 non-contributing building
614 W. Washington Blvd Map #WS-072 Iowa #92-00396	Peter and Lucy Berdo House 1913 - Classical Revival - 2 story - frame - wood Garage: c.1960s - detached frame - one car - gable front roof	1 contributing building (A, C), 1 non-contributing building
620 W. Washington Blvd Map #WS-073 Iowa #92-00762	Claude and Cora McCoy House c.1958 - ranch - hip roof - 1 story - frame - vinyl Garage: attached	1 contributing building (A)
624 W. Washington Blvd Map #WS-074 Iowa #92-00763	James and Geraldine Schmitt House c.1965 - ranch - 1 story - frame - wide wood Garage: attached	1 contributing building (A)
603 W. Washington Blvd Map #WS-075 Iowa #92-00180	Frank and Nettie Stewart House 1893 - Queen Anne - 2 story - frame - wood Garage: 1982 - detached frame - gable front roof	1 contributing building (A, C), 1 non-contributing building
611 W. Washington Blvd Map #WS-076 Iowa #92-00378	Mary A. Hollingsworth House 1909 - bungalow - gable front - 1 1/2 story - brick - stucco, frame gables - wood shingles Garage: c.1984 - detached frame - side gable roof	1 contributing building (A, C), 1 non-contributing building
617 W. Washington Blvd Map #WS-077 Iowa #92-00379	Amos and Sarah Alberson House c.1911 - Craftsman - clipped gables - 2 story - frame - wood siding/shingles Garage: 2000 - detached frame - side gambrel roof	1 contributing building (A, C), 1 non-contributing building
627 W. Washington Blvd Map #WS-078 Iowa #92-00380	First United Presbyterian Parsonage 1894 - Queen Anne - 2 story - frame - vinyl Garage: c.1982 - detached frame - gable front roof - asphalt shingle	1 contributing building (A), 1 non-contributing building
631 W. Washington Blvd Map #WS-079 Iowa #92-00381	Cherry-Campbell House c.1876 - side gable - 2 story - 2 story - frame - vinyl Garage: c.1910s (on 1917 map) - detached frame - two car - hip roof - asphalt	2 contributing buildings (A)
635 W. Washington Blvd Map #WS-080 Iowa #92-00764	Leonard and Lillian Tindal House 1968 - split level - 1 story - frame - brick veneer, board/batten Garage: attached - two car	1 contributing building (A, C)

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<i>Address Map / State #</i>	<i>Historic name Significant year, style, height/walls Garage</i>	<i>Preliminary resource count for historic district</i>
209 S. Avenue F Map #WS-081 Iowa #92-00431	Daniel and Elizabeth Wilde House 1902 - Victorian vernacular - 1 story - frame - wood Garage: c.1910s (on 1917 map) - detached frame - one car - gable front roof - asphalt	2 contributing buildings (A, C)
701 W. Washington Blvd Map #WS-082 Iowa #92-00765	James and Amy Work House 1895 - Queen Anne - 2 story - frame - vinyl Garage: attached (rear/basement addition)	1 contributing building (A)
704 W. Washington Blvd Map #WS-083 Iowa #92-00766	Harry and Marguerite Sowden House c.1952 - ranch - side gable - 1 story - brick veneer Garage: attached - two car	1 contributing building (A, C)
708 W. Washington Blvd Map #WS-084 Iowa #92-00767	George J. and Kathleen M. Krogmeier House c.1953 - ranch - side gable - 1 story - frame - vinyl Garage: attached - one car	1 contributing building (A)
712 W. Washington Blvd Map #WS-085 Iowa #92-00768	Mildred J. Whitehead House c.1953 - ranch - hip - 1 story - frame - wide wood siding Garage: attached garage and carport - one car	1 contributing building (A)
728 W. Washington Blvd Map #WS-086 Iowa #92-00769	Robert and Helen Birney House c.1951 - ranch - cross gables - 1 story - frame - vinyl Garage: c.1975 - detached frame - one car - gable front roof	1 contributing building (A), 1 non-contributing building
730 W. Washington Blvd Map #WS-087 Iowa #92-00770	James and Nancy Lou Seifert House c.1954 - ranch - 1 story - frame - vertical wood panels, brick accent wall Garage: - attached - basement - one car	1 contributing building (A, C)
802 W. Washington Blvd Map #WS-088 Iowa #92-00771	Ardie and Juanita Lovick House 1985 - A-frame - 1 1/2 story - frame/boards Garage: attached - basement - one car	1 non-contributing building
111 N. Avenue B Map #WS-089 Iowa #92-00772	Ira W. and Helen Shenefelt House 1947 - minimal traditional - 1 story - frame - aluminum Garage: c.1980s - detached frame - two car - gable front roof	1 contributing building, 1 non-contributing building
302 W. Main St Map #WS-090 Iowa #92-00773	John H. and Sarah Chilcote House c.1876 - gable front - 2 story - 2 story - frame - wood siding Garage: attached (addition) - one car	1 contributing building
308 W. Main St Map #WS-091 Iowa #92-00411	William A. and Josephine Stiles House c.1870 - cross gable - 2 story - 2 story - frame - aluminum Garage: c.1950s - detached frame - two car - gable front roof	2 contributing buildings
314 W. Main St Map #WS-092 Iowa #92-00412	Ada B. Davis House c.1917 - bungalow - side gable - 1 1/2 story - brick / frame - board and batten gable Garage: c.1920s - detached brick - one car - gable front roof	2 contributing buildings

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<i>Address Map / State #</i>	<i>Historic name Significant year, style, height/walls Garage</i>	<i>Preliminary resource count for historic district</i>
320 W. Main St Map #WS-093 Iowa #92-00413	James B. and Minerva Teller House 1889 - Queen Anne - 2 story - frame - aluminum Garage: c.1989 - detached frame/metal - four car - side gable roof - metal	1 contributing building, 1 non-contributing building
305 W. Main St Map #WS-094 Iowa #92-00397	William and Sarah Scofield House c.1877 - Italianate - 2 story - brick Garage: attached to south (1930 addition)	1 contributing building
315 W. Main St Map #WS-095 Iowa #92-00398	William A. and Jennie Cook House c.1912 - bungalow - side gable / cross gable - 1 1/2 story - frame - aluminum Garage: c.1945 - detached frame - two car - gable front roof	2 contributing buildings
321 W. Main St Map #WS-096 Iowa #92-00399	Martin and Willie Miller House 1889 - Queen Anne - 2 story - frame - aluminum Garage: c.1976 - detached frame - two car - side gable roof	1 contributing building, 1 non-contributing building
404 W. Main St Map #WS-097 Iowa #92-00774	School Administration Building 1974 - school building - s - 1 story - s - brick Garage: - none -	1 non-contributing building
414 W. Main St Map #WS-098 Iowa #92-00414	Jackson and Eliza Smith House 1891 - Victorian vernacular (T-plan) - 1 1/2 story - frame - wide wood siding Garage: - attached frame (addition)	1 contributing building
420 W. Main St Map #WS-099 Iowa #92-00415	Samuel and Eliza Gardner House c.1911 - Foursquare - 2 story - frame - vinyl siding Garage: c.1998 - detached frame - gable front roof	1 contributing building, 1 non-contributing
403 W. Main St Map #WS-100 Iowa #92-00400	Frank W. and Wena Brindley House 1903 - Queen Anne - 2 story - frame - vinyl siding Garage: c.1920s - detached frame - hip roof (flared)	2 contributing buildings
409 W. Main St Map #WS-101 Iowa #92-00401	Albert and Janet Morris House c.1868, 1941 - Gothic Revival (gable-front - 1 1/2 story) - 1 1/2 story - frame - wide wood siding Garage: c.1920s - detached frame, carport (2003) - gable front roof (clipped)	2 contributing buildings
415 W. Main St Map #WS-102 Iowa #92-00163	Dr. Gerhard and Sophia Eiskamp House c.1905 - Queen Anne - 2 story - frame - wide wood siding Garage: c.1920s - detached frame - gable front roof (clipped)	2 contributing buildings
421 W. Main St Map #WS-103 Iowa #92-00403	Thomas and Susan Wheelan House c.1922 - Craftsman - 2 story - frame - vinyl siding Garage: c.1973 - detached frame - side gable roof	1 contributing building, 1 non-contributing
502 W. Main St Map #WS-104 Iowa #92-00775	Phebe Gardner House c.1894 (1882?) - side gable - 2 story - 2 story - frame - vinyl siding Garage: attached (2004 addition)	1 contributing building
508 W. Main St Map #WS-105 Iowa #92-00416	Amos and Eva Durst House c.1917 - bungalow - gable-front - 1 1/2 story - frame - wood shingles, aluminum siding Garage: c.2005 - detached frame - side gable roof	1 contributing building, 1 non-contributing

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<i>Address Map / State #</i>	<i>Historic name Significant year, style, height/walls Garage</i>	<i>Preliminary resource count for historic district</i>
514 W. Main St Map #WS-106 Iowa #92-00417	Dr. William E. and Myrtle Anderson House (#1) 1902 - Queen Anne (modified) - 2 story - frame - vinyl siding Garage: c.1998 - detached frame - gable front roof	1 contributing building, 1 non-contributing
516 W. Main St Map #WS-107 Iowa #92-00776	Etta H. Conner House c.1925 - bungalow - gable-front - 1 1/2 story - frame - wood shingles Garage: c.1980 - detached frame - gable front roof (clipped)	1 contributing building, 1 non-contributing
522 W. Main St Map #WS-108 Iowa #92-00418	William E. and Viola B. Kerr House 1892 - Second Empire - 2 story - frame - wood siding Garage: c.2001 - detached frame - side gable roof	1 contributing building, 1 non-contributing
526 W. Main St Map #WS-109 Iowa #92-00419	Robert and Jean Patterson House c.1916 - Craftsman / Foursquare - 2 story - frame - wood siding Garage: c.1940s - detached frame - two car - gable front roof (flattened)	2 contributing buildings
503 W. Main St Map #WS-110 Iowa #92-00404	Oscar and Gertrude Davis House c.1911 - Foursquare - 2 story - frame - wood siding Garage: c.1993 - detached frame - two car - side gable roof	1 contributing building, 1 non-contributing
509 W. Main St Map #WS-111 Iowa #92-00405	John F. and Nannie Simpson House 1910 - Foursquare - 2 story - frame - wood siding Garage: c.1940s - detached frame - one car - gable front roof	2 contributing buildings
515 W. Main St Map #WS-112 Iowa #92-00406	Elizabeth Corbin House 1910 - bungalow - side gable - 1 1/2 story - frame - aluminum siding Garage: c.1988 - detached frame - two car - gable front roof	1 contributing building, 1 non-contributing
523 W. Main St Map #WS-113 Iowa #92-00407	Henrietta F. Stewart House c.1907 - Foursquare - 2 story - frame - vinyl siding Garage: c.1984 - detached frame - two car - gable front roof	1 contributing building, 1 non-contributing
529 W. Main St Map #WS-114 Iowa #92-00408	Charles H. and Ada B. Pauls House c.1909 - gable-front - 2 story - 2 story - frame - wood siding Garage: c.1999 - detached frame - two car - gable front roof	1 contributing building (A), 1 non-contributing
601 W. Main St Map #WS-115 Iowa #92-00409	Charles and Mary Wabnitz House c.1903 - Queen Anne - 2 story - frame - vinyl siding Garage: c.1997 - detached frame - two car - cross gable roof	1 contributing building (A), 1 non-contributing
607 W. Main St Map #WS-116 Iowa #92-00164	William and Helen Fulton House 1902 - Foursquare - 2 story - frame - vinyl siding Garage: c.1977 - detached frame - two car - gable front roof	1 contributing building (A), 1 non-contributing
619 W. Main St Map #WS-117 Iowa #92-00777	John (and ?) Copp House 1959 - ranch - hip roof - 1 story - frame - wide wood siding Garage: attached	1 contributing building (A)
623 W. Main St Map #WS-118 Iowa #92-00778	James and Patricia Harris House c.1958 - ranch - hip roof - 1 story - frame - wide wood siding Garage: attached	1 contributing building (A)
627 W. Main St Map #WS-119 Iowa #92-00779	Ernie and Josephine Kriner House c.1957 - ranch - hip roof - 1 story - frame - wide wood siding Garage: attached	1 contributing building (A)
633 W. Main St Map #WS-120 Iowa #92-00780	Dallas and Virginia Chamberlin House c.1956 - ranch - hip roof - 1 story - frame - wide wood siding Garage: attached	1 contributing building (A)

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<i>Address Map / State #</i>	<i>Historic name Significant year, style, height/walls Garage</i>	<i>Preliminary resource count for historic district</i>
602 W. Main St Map #WS-121 Iowa #92-00781	Nicholas and Mary Smith House c.1882 (1868?), 1999 - T-plan - 2 story - frame - vinyl siding Garage: c.1984 - detached frame - two car (size) - gable front roof	2 non-contributing buildings
606 W. Main St Map #WS-122 Iowa #92-00782	Henry and Teresa Eagle House c.1924 - bungalow - side gable - 1 1/2 story - frame - aluminum siding Garage: c.1924 - detached frame - one car - gable front roof	2 contributing buildings
610 W. Main St Map #WS-123 Iowa #92-00783	Lucy Dempsey House 1950 - ranch - 1 story - frame - vinyl siding Garage: c.1960 - detached frame - one car - gable front roof	2 contributing buildings
618 W. Main St Map #WS-124 Iowa #92-00784	Adam Wombacher House 1902 - Queen Anne - 2 story - frame - aluminum siding Garage: c.1958 - detached frame - one car - gable front roof	2 contributing buildings (non?)
628 W. Main St Map #WS-125 Iowa #92-00785	Jeanette Simmons House c.1902 - Queen Anne - 2 story - frame - wide wood siding Garage: c.1910s - detached frame - two car - hip roof (flared)	2 contributing buildings (A, C)
634 W. Main St Map #WS-126 Iowa #92-00786	Robert and Mary Glasgow House c.1866 - gable-front - 1 1/2 story - 1 1/2 story - frame - vinyl Garage: c.1984 - detached frame - gable front roof	1 contributing building (A, C), 1 non-contributing building
703 W. Main St Map #WS-127 Iowa #92-00787	Jay and Helen Brewer House 1946 - minimal traditional (with front cross gable) - 1 story - frame - aluminum siding Garage: 1946 - detached frame - two car - hip roof	2 contributing buildings
709 W. Main St Map #WS-128 Iowa #92-00788	Samuel and Janet Boyd House c.1917 - Craftsman - 2 story - frame - wood siding Garage: c.1917? - detached frame - hip roof	2 contributing buildings
717 W. Main St Map #WS-129 Iowa #92-00789	Watson-Patterson House c.1891 - L-plan - 2 story - frame - vinyl Garage: c.1975 - detached frame - side gable roof	2 non-contributing buildings
727 W. Main St Map #WS-130 Iowa #92-00790	John and Matilda Marie House c.1919 - bungalow - gable-front - 1 1/2 story - frame - aluminum siding Garage: c.1994 - detached frame - hip roof - asphalt	1 contributing building, 1 non-contributing building
735 W. Main St Map #WS-131 Iowa #92-00791	John G. and Mary L. Stewart House c.1899 - Queen Anne - 2 story - frame - wood Garage: c.1995 - detached frame - gable-front roof	1 contributing building, 1 non-contributing building
803 W. Main St Map #WS-132 Iowa #92-00792	John F. Brown House c.1868 - Gothic Revival - 1 1/2 story - frame - vinyl Garage: attached (addition)	1 contributing building
704 W. Main St Map #WS-133 Iowa #92-00793	Edna Stumpf House c.1949 - ranch (hip roof) - 1 story - frame - vinyl Garage: c.1949 - detached frame - gable front roof (clipped)	2 contributing buildings

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<i>Address Map / State #</i>	<i>Historic name Significant year, style, height/walls Garage</i>	<i>Preliminary resource count for historic district</i>
708 W. Main St Map #WS-134 Iowa #92-00794	Dr. James and Mary Combs House c.1890 - gable-front upright with ell - 2 story - frame - wide wood siding Garage: c.1974 - detached frame - side gable roof	1 contributing building, 1 non-contributing building
714 W. Main St Map #WS-135 Iowa #92-00795	Stephen B. and Mary A. Sanford House c.1866 - gable-front - 1 1/2 story - 1 1/2 story - frame - asbestos Garage: -- - none	1 contributing building
726 W. Main St Map #WS-136 Iowa #92-00796	Edward and Anna Harmeier House c.1916 - Craftsman / Foursquare - 2 story - frame - wood siding, wood shingles Garage: c.1920s - detached frame - gable-front roof (clipped originally)	2 contributing buildings
728 W. Main St Map #WS-137 Iowa #92-00797	Alfred and Jean Fritz House 1992 - gable-front - 1 story - frame - vinyl Garage: 1984 - detached frame - gable front roof	2 non-contributing buildings
800 W. Main St Map #WS-138 Iowa #92-00798	Charles and Gertrude Ragan House c.1950 - ranch (side gable) - 1 story - frame - wide wood siding Garage: c.1975 - detached frame - gable-front roof	1 contributing building, 1 non-contributing building
804 W. Main St Map #WS-139 Iowa #92-00799	Ivan and Mary Greene House c.1973 - ranch (side gable with front cross gable) - 1 story - frame - vinyl siding Garage: c.1976 - attached; lot to north - detached metal - side gable roof - metal	1 non-contributing building
808 W. Main St Map #WS-140 Iowa #92-00800	Alfred and Genevieve Ledger House 1951 - ranch - 1 story - frame - wide wood siding Garage: basement attached	1 contributing building
904 W. Main St Map #WS-141 Iowa #92-00801	Ella C. Warren House c.1928 - Dutch Colonial Revival - 2 story - frame - vinyl siding Garage: c.1928 - detached frame - pyramidal roof	2 contributing buildings
105 S. Avenue H Map #WS-143 Iowa #92-00803	Verice and Mary Beliel House c.1928 - bungalow - side gable - 1 1/2 story - frame - vinyl Garage: c.1995 - detached frame - three car - side gable roof	1 contributing building (A), 1 non-contributing building
117 S. Avenue H Map #WS-144 Iowa #92-00804	Timothy and Recinda Widmer House 2000 - ranch / bermed - 1 story bermed - frame - brick veneer / vinyl Garage: attached - three car	1 non-contributing building
915 W. Main St Map #WS-145 Iowa #92-00805	Sunset Park 1899, 1904, 1931, 1935, 1962, 1967 – park designation/expansions <i>see form #92-00805 for additional information on resources</i>	park - 1 contributing site, 1 contributing object, need final resource count for NRHP nomination
800 W. Madison St (in Sunset Park) Map #WS-146 Iowa #92-00160	Alexander and Mary Young Log House c.1840, 1912 - log house - 1 story - log	1 contributing building (A) in Sunset Park

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Narrative Statement of Significance

The West Side Residential Historic District appears to be eligible for listing on the National Register of Historic Places under Criterion A for its association with the residential and community development of Washington and under Criterion C as an excellent collection of residential resources from the middle of the 19th century to the middle of the 20th century. The period of significant spans from 1856 (construction of the first extant house and platting of much of the neighborhood) to 1969 (construction of the last house through the development of vacant lots in the 1950s-60s). The district is characterized by its substantial homes ranging from the 1850s to the 1960s, but particularly known locally for its Victorian homes built from the 1880s to 1900s. The 19th century development of this neighborhood is tied to early residential development in Washington from the 1850s to 1870s, with a number of smaller and more substantial homes constructed in this period. Remaining resources from this period typically reflect the more substantial homes built by successful businessmen. The subsequent residential development from the end of the 1880s through the 1890s is marked largely by two-story Queen Anne homes, reflecting the status of their residents through their elaborate architectural features. Large properties were subdivided around the turn of the century, creating additional and separate parcels for development. This trend towards subdividing property for additional housing would continue through the middle of the 20th century, creating a mix of housing styles from multiple decades on the blocks throughout the historic district. Development of the neighborhood with substantial two-story homes continued into the 20th century through the 1920s, with smaller homes reflecting the popular bungalow of this period. Successful businessmen and prominent residents of Washington continued to build in the neighborhood in this period. Development of Sunset Park in this period was also linked to the neighborhood and a nearby amenity for neighborhood residents. Vacant lots and large estate properties remained in the neighborhood in the middle of the 20th century, and the later development of these lots is tied to the trends in the residential growth of Washington in this period. Throughout the 1950s and into the 1960s, vacant lots and properties in earlier neighborhoods were subdivided for additional housing in Washington, rather than significant new additions platted for new housing. This later development within the historic district reflects the residential development patterns in Washington that increased density in existing neighborhoods. Houses that were built followed the latest modern styles, with a number of larger ranch homes built in the neighborhood for prominent businessmen. Continued development of Sunset Park in this period also increased its size and scope, adding amenities utilized by the residents of the neighborhood and community. Overall, the West Side Residential Historic District is significant for its role in and reflection of the residential and community development of Washington from 1856 to 1969.

Brief overview of the historic development of the neighborhood

see December 2015 survey report for additional historic context and information on individual resources

The earliest of the 147 extant houses in the West Side Residential Historic District date to the second half of the 1850s, built during a period when the anticipation and the arrival of the railroad in Washington spurred additional development throughout the community. The development of Washington in the 1850s and into the early 1860s is directly related to the arrival of the Missouri and Mississippi Railroad (later the Chicago, Rock Island, and Pacific), and the continued development after the Civil War and into the first part of the 1880s is related to further railroad expansion. Speculation on

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the arrival of the railroad in the middle of the 1850s led to the development of new businesses and plats filed for new additions and subdivisions of land. Economic activity continued to be strong in Washington with the arrival of the railroad in 1858 and its position at the end of line through the 1860s. The population of Washington grew from an estimated 200 in 1846 to an estimated 1,200 in 1857 and to a recorded 2,575 in 1870. This community development continued into the early 1870s before waning with poor national economic conditions and lessened impact of the then evolved Chicago, Rock Island, and Pacific Railroad continuing on to points to the west. However, a new resurgence began in the late 1870s with the arrival of additional railroad lines that continued into the early 1880s. The population of Washington reached 2,949 in 1880, reporting continued growth in this period.

Residences built throughout this period evolved from simple side gable or front gable houses to more stylish Gothic Revival, Second Empire, and Italianate residences, with elements of these styles then also added to simpler forms. These residential styles continued to be built into the early 1880s in Washington. By 1885, 21 extant properties had been built in the surveyed neighborhood on the west side of Washington in the period from 1856 to 1885, all residential properties. The 11 houses built from 1856 to 1870 include five two-story houses and six one-and-one-half-story houses. Two were brick, while the remaining houses are frame construction. Three exhibit Gothic Revival influences, and one is Italianate in style. The remainder reflects a simpler gable-front house type. The ten houses built from 1871 to 1885 include seven two-story houses, one one-and-one-half-story house, and two one-story houses. One two-story house is brick, while the remainder are frame construction. Two houses reflect the Italianate style, three houses follow the T-plan form, three houses reflect the gable-front house type, and two houses are side-gable houses. While other houses built in this period were later replaced, nearly all of these extant houses reflect prominent Washington residents, including Joseph Keck (banker, real estate), Robert Glasgow (state rep), Stephen Sanford (livery owner / hotel), Vincent W. Andrus (real estate, dry goods), John F. Brown (lawyer), Dayton H. Ballard (hardware store), George Howe (lawyer), Albert H. Wallace (lumber company), John Dodds (merchant, city council), Howard Burrell (*Democrat* owner/editor), John H. Chilcote (hardware store), and William Scofield (real estate). Carpenters also built and lived in residences here for at least a period of time, including William A. Stiles, William Latta, and Alonzo Lamphere. Two were built for widows, Hannah Marshall and Elmira Mather. Houses with short-term original owners were then sold primarily to other successful businessmen. With the exception of teamster William Cherry born in England, all of these early, prominent Washington residents were born in the United States, per the 1880 census. The majority were born in the Northeast, including four in New York, three in Pennsylvania, one in Vermont, one in Maryland, and one in New Jersey. The remaining heads of household were born in the eastern Midwest states, including six in Ohio and two in Indiana.

Construction of a new Washington County courthouse in 1885 on the west side of the downtown commercial district spurred other construction projects in this period and the development of community services. Howard A. Burrell would later write in the 1909 *History of Washington County* that the construction of the courthouse from 1885 to 1887 inspired a “renaissance in building pretty houses and making charming lawns and flower gardens,” as well as improving the overall dress of residents – thus, instilled a certain pride in residents that was then reflected in their outward appearance.¹ A number of the additions platted in the 1850s witnessed development of lots that remained vacant, and a number of new additions were platted. The renaissance in building by the late 1880s brought a new architectural

¹ Burrell 1909, Vol. 1: 532

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vocabulary to Washington, the Queen Anne style. In the surveyed neighborhood on the west side of Washington, 32 extant properties were built in the period from 1886 to 1900. The houses include 29 two-story houses and three one-and-one-half-story houses. Two were brick, while the remaining houses are frame construction. The vast majority of these houses (24) reflect the Queen Anne style, with the remaining eight including one Second Empire house, Victorian vernacular, side-gable, gable-front, and L-plan or T-plan forms. While some of the houses built in this period replaced earlier homes on these lots, most were built on previously undeveloped lots. Nearly all of these extant houses built in this period reflect prominent Washington residents, including William Moore (hat store), James Teller (deputy clerk of court), John W. Morton (insurance), Martin Miller (dry goods – The New York Store), John Winter (stockman/farmer), Dr. James Combs (physician), Samuel A. White (banker), Frank Stewart (banker, prominent businessman/investor), Charles H. Keck (banker, businessman), Charles W. Stephens (real estate), Frank E. Swift (contractor / brick and tile works), William A. Wilson (telephone company), James Work (shoe store), and William Hood (*Democrat* owner/publisher). Additionally, a number of houses were built for retired farmers and widows. Per the 1900 census, these prominent Washington residents that constructed houses in this period were born in the United States.

The residential growth noted at the end of the 19th century continued into the first decade of the 20th century. However, some changes are also noted in this period, as the decorative Queen Anne style was simplified and alternatives such as Foursquare houses and Colonial Revival styles were built. Residential development likewise was more focused on increasing density in previously platted subdivisions, rather than large new developments. Overall, Washington reached a certain level of maturation in this period through community improvements, including city services as well as the city itself. A large tract of open land remained available at the west edge of the Western Addition and into the Southwest Addition. Prominent residents of this neighborhood met at the home of Frank Stewart (603 W. Washington Blvd) in June 1899 for the purpose of obtaining land on the west side of their neighborhood for a park, including Howard A. Burrell, (527 W. Washington and editor of the *Press*), Carl M. Keck (522 W. Washington, Burrell's son-in-law), Charles H. Keck (410 W. Washington, uncle of C.M.), and J.R. Campbell (631 W. Washington). The private park association struggled, and the directors met with Abijah Savage, a wealthy public-spirited citizen, and he agreed to donate \$3,000 for the purposes of buying the land for a city park. The park land was then purchased and deeded to the city in April 1904, and a park commission with three members was established, including Frank Stewart. In West Side Residential Historic District, 22 additional houses were built in the period from 1901 to 1909. The houses continued to reflect substantial construction, with 21 two-story houses and one one-and-one-half-story house. One was brick clad in stucco, while the remaining houses are frame construction. The houses reflect a mix of architectural styles including several that have characteristics of both Queen Anne and Foursquare homes, with the former or latter as a stronger influence depending on the house. Other styles influencing construction include the Victorian vernacular, Colonial Revival, and Shingle style. One bungalow was also built in 1909, a house form that would be more popular in the subsequent decades. Similar to the previous period, houses built in this period were typically built by prominent residents and businessmen on previously undeveloped lots, with some replacing earlier homes. Six houses built from 1902 to 1909 were built on lots subdivided from the former Joseph Keck property.

The leading citizens of Washington entered the 1910s poised for continued growth based on their successes of the past decades and community improvements made in the first decade of the 20th century. However, population continued to grow slowly through this period. The population of

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Washington, which had grown from 4,255 in 1900 only to 4,380 in 1910, increased slightly more to 4,697 in 1920. In this period, an increasing number of automobiles were found on the roads in Washington, leading to the need for additional road improvements, businesses to serve and service them, and the construction of garages to house them on residential properties. While a handful of automotive-related buildings were constructed in Washington in the 1910s, the designation of the east-west Highway 2 (currently 92) across Iowa and through Washington on July 1, 1920 appears to have spurred additional development. Garages were built on many properties throughout Washington in the period between the 1917 Sanborn map and the 1931 Sanborn map, including within the West Side Residential Historic District. While a number of two-story houses were built following the Foursquare, Colonial Revival, and Classical Revival styles, the increasing popularity of the bungalow by the 1910s led to construction of a number of smaller homes. Bungalows were built throughout the 1910s and 1920s in Washington. Population continued to grow slowly to 4,814 in 1930, only 559 residents above the 1900 population.

In the West Side Residential Historic District, 22 extant houses were built from 1910 to 1918, and 11 extant houses were built from 1919 to 1928. While only five of the 54 houses built from 1886 to 1909 were less than two stories, the trend by 1910 was decidedly towards smaller houses. Of the 33 houses built from 1910 to 1928, 14 were one-story or one-and-one-half-story houses with the increasing popularity of the bungalow. With the exception of one bungalow with brick walls on the first story, these houses were all built with frame construction, and most of them sat on rusticated concrete block foundations. The larger two-story houses reflect primarily Foursquare and Craftsman homes, with a handful of Classical Revival, Colonial Revival, and Dutch Colonial Revival houses built in this period. Similar to the previous period, houses built in this period were typically built on previously undeveloped lots, with lots previously owned with adjacent properties that were sold separately in this period. Houses built in the neighborhood in this period continued to be built for successful businessmen, retired farmers and businessmen, and widows of successful businessmen or farmers. The vast majority of homes throughout the neighborhood in the 1910s and 1920s were owner occupied. The 1930 census shows that houses in the neighborhood ranged from \$1,000 to \$12,000 in value, based on a combination of the age and size of the residence. Only 17 of the 108 extant houses built by 1930 were rental houses in the west side neighborhood. The 1931 Sanborn map shows little new construction (three houses) in the east half of the neighborhood through the 300 and 400 blocks of W. Jefferson, W. Washington, and W. Main since 1917. Thus, these blocks continue to appear generally the same as in 1917, as well as the 500-600 blocks of W. Washington. The majority of the new houses built in the 1910s and 1920s were located on undeveloped lots in the 500-600 blocks of W. Jefferson (three houses) and in the 500-900 blocks of W. Main (five houses), increasing the density of development in these blocks. Several property owners continued to own multiple lots, retaining vacant land adjacent to their house. By the 1931 Sanborn map, 108 extant houses had been built in the neighborhood, with a number of vacant lots and larger properties remaining for subdivision for future development of the additional 32 houses by 1969.

While economic conditions were less than favorable through the country during the 1930s, the business strength of Washington and migration from rural to urban areas apparently resulted in population growth, as the number of residents increased from 4,814 in 1930 to 5,227 in 1940. Construction activity was limited throughout this period, with smaller homes constructed. Tudor Revival houses were built through the 1930s in Washington, as well as simple side-gable minimal traditional houses. Only two houses were built in the West Side Residential Historic District from 1930 to 1945, with the vacant

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lots from 1929 remaining for development after World War II. A renewed effort at community growth and improvements in the late 1930s led to new development in this period, as the country then entered World War II. The war restricted further development in the early 1940s, with Washington then poised for additional growth in the post-war years. The 1943 Sanborn map shows the development of the West Side Residential Historic District as nearly the same as on the 1931 map. As noted previously, several vacant lots remained in the neighborhood in the 500-600 blocks of W. Jefferson, 600 block of W. Washington, and 600-700 blocks of W. Main Street.

The end of World War II positioned Washington for renewed community development that continued through the 1960s. Significant population growth continued through the end of the 1940s, with the population reaching 5,902 in 1950. This positioned Washington for increased residential development going into the 1950s. The growth slowed again in the 1950s as the population only reached 6,037 by 1960 and then resumed moderate growth to 6,317 in 1970. New residential construction was restricted in the years immediately following the war, with shortages in materials and high costs noted for construction in Washington. Construction continued strong into the 1950s, with approximately 240 extant houses built in the decade. A handful of new plats for residential subdivisions were filed from 1945 to 1953, with no new plats from 1954 to 1958. Rather than concentrated in new subdivisions as the case in many cities across Iowa, the new residential growth through the middle of the 1950s was primarily located in earlier additions that had yet to witness full development. The *Evening Journal* noted this trend in 1955 as well: "Is our city expanding or concentrating? We note a tendency to utilize the rear half of residential lots to build new houses."² Larger properties were subdivided and owners of multiple lots retained their lot with a house and sold additional land. Single corner lots were also divided into two parcels, with a house then built facing a side street. This pattern of residential development in Washington increased the density of existing neighborhoods as well as creating new neighborhoods in earlier undeveloped additions. A number of houses built in this period were built by contractors for sale to new owners, while others were built specifically for the first residents. Transportation improvements included realignments for Highway 92 and Highway 1 in 1956, improving travel to nearby communities including Iowa City. A comparative burst of construction and remodeling activities is noted throughout the downtown and along commercial corridors in the period from 1956 to 1969. Residential construction also surged through this period, with 20 new subdivisions platted from 1959 to 1967 as earlier neighborhoods reached full capacity for development of their parcels. Further development of Sunset Park likewise followed in the 1950s and 1960s, with land acquired by 1967 for the current boundary of the park.

The West Side Residential Historic District followed this pattern of residential development by increasing its density through development of remaining vacant parcels throughout the decades following World War II. Residential construction in the neighborhood continued earlier trends that defined the visual and social character of the neighborhood, primarily large modern homes for successful businessmen. Modern homes by the 1940s were one-story ranch houses. Three houses were built from 1946 to 1949, followed by 12 new houses built from 1950 to 1954, an additional 12 houses from 1955 to 1959, and three houses from 1965 to 1969. A number of these houses were large side gable ranch houses with cross gables, and several hip-roof ranch houses were also built in the neighborhood in this period, reflecting the other standard type of these houses. This development largely filled in the vacant lots noted previously in the 500-600 blocks of W. Jefferson, 600 block of W.

² "Editorials," *Evening Journal*, August 26, 1955, 3

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Washington, and 600-700 blocks of W. Main Street. Larger ranch homes were located on prominent and desirable lots yet undeveloped near Sunset Park in the west end of the historic district. For example, the rambling ranch home of Jay and Helen Brewer was noted for its large solarium on the south side providing a pretty view of Sunset Park, spacious rooms through the interior, and number of interesting modern features.³ A number of businessmen active in the residential development in other neighborhoods in Washington chose to build their own homes in this established, prominent neighborhood in the 1940s and 1950s, including Jay Brewer (real estate developer, park board member), Harry Sowden (building contractor and real estate developer), and Howard Hess (Washington Lumber and Fuel Company). Other business owners constructed homes in this neighborhood as well, such as James and Nancy Seifert (Seifert's – clothing stores) and Ernie and Josephine Kriner (owners/operators of Maid Rite). Of the 30 houses built from 1945 to 1969, two were one-story minimal traditional houses, 26 were one-story ranch houses, and two were split-level houses. While three incorporated brick veneer, the remainder were frame construction. The three houses that were built in the 1960s followed the pattern of development from the 1950s, and all were built on vacant lots on the east side of S. Avenue F. A ranch house was constructed in 1965 on the last lot platted on the former large property of Hiram Scofield in the 600 block of W. Main, and two split-level houses were then built to the south on land subdivided from the larger property at 631 W. Washington in 1968 and 1969, both designed with the house facing towards Sunset Park to the west. This development reflects the completion of the historic development of the West Side Residential Historic District.

By 1969, 140 extant houses had been built in the West Side Residential Historic District, including 21 built in the period from 1856 to 1885, 32 built from 1886 to 1900, 22 built from 1901 to 1909, 22 built from 1910 to 1918, 11 built from 1919 to 1929, two built from 1930 to 1939, three built from 1940 to 1949, 24 built from 1950 to 1959, and three built from 1960 to 1969. Houses built in the neighborhood throughout each period were largely built for successful businessmen and prominent residents of Washington, and the architecture of the homes reflects the status of these residents within each stylistic period. Eight houses have been built in the historic district since 1969 (1973, 1978, 1985, 1985, 1988, 1992, 2000, 2015). Additionally, the former high school converted to junior high converted to administrative offices was demolished, and the new school administrative building was completed in 1974 on the site used for educational purposes since the early development of the neighborhood. Sunset Park has continued to be developed with new amenities (shelters, play structures, recreational facilities) for the community, and it remains heavily utilized by residents of this neighborhood. Overall, the West Side Residential Historic District retains a high level of integrity from its period of significance from 1856 to 1969.

³ "The Rocking Chair Brigade," *Evening Journal*, September 16, 1946, 4

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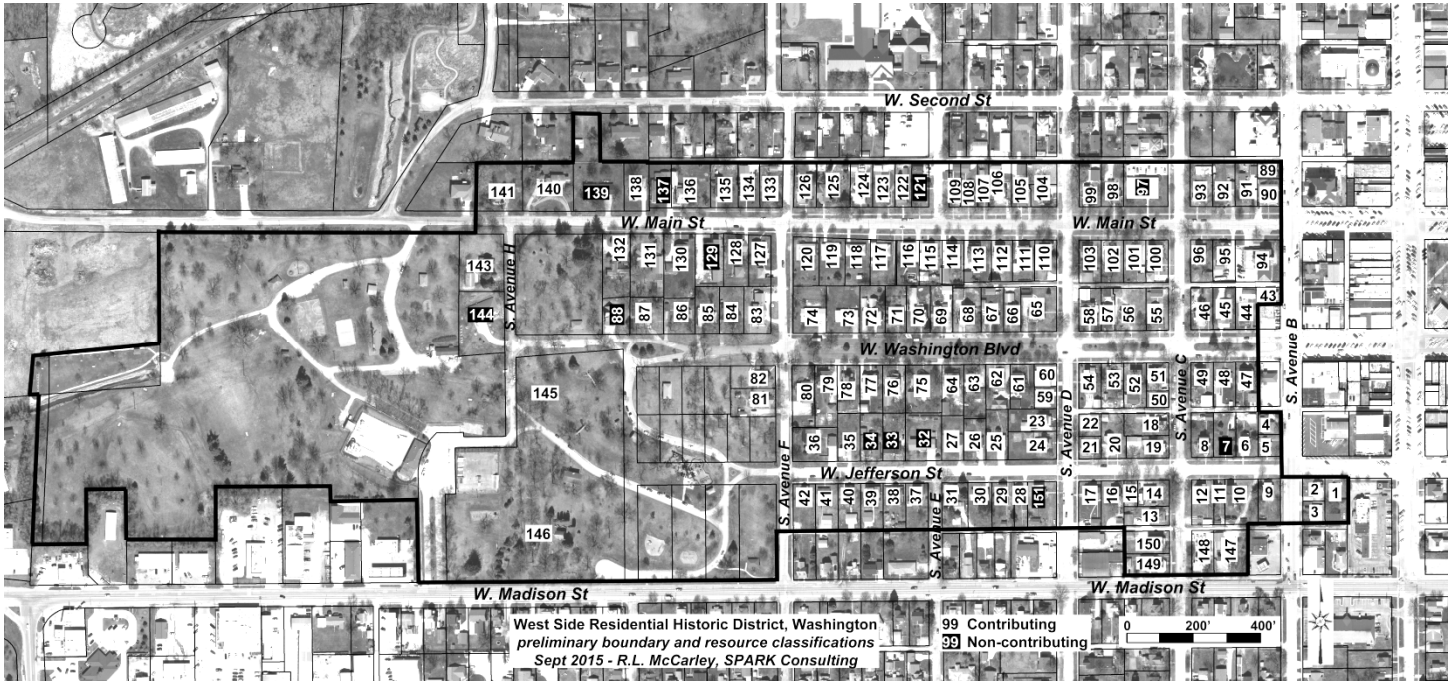
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District map



Recommended boundary for West Side Residential Historic District

2009 aerial photograph (Washington County GIS)

see enlarged version of residential parcels on the next page

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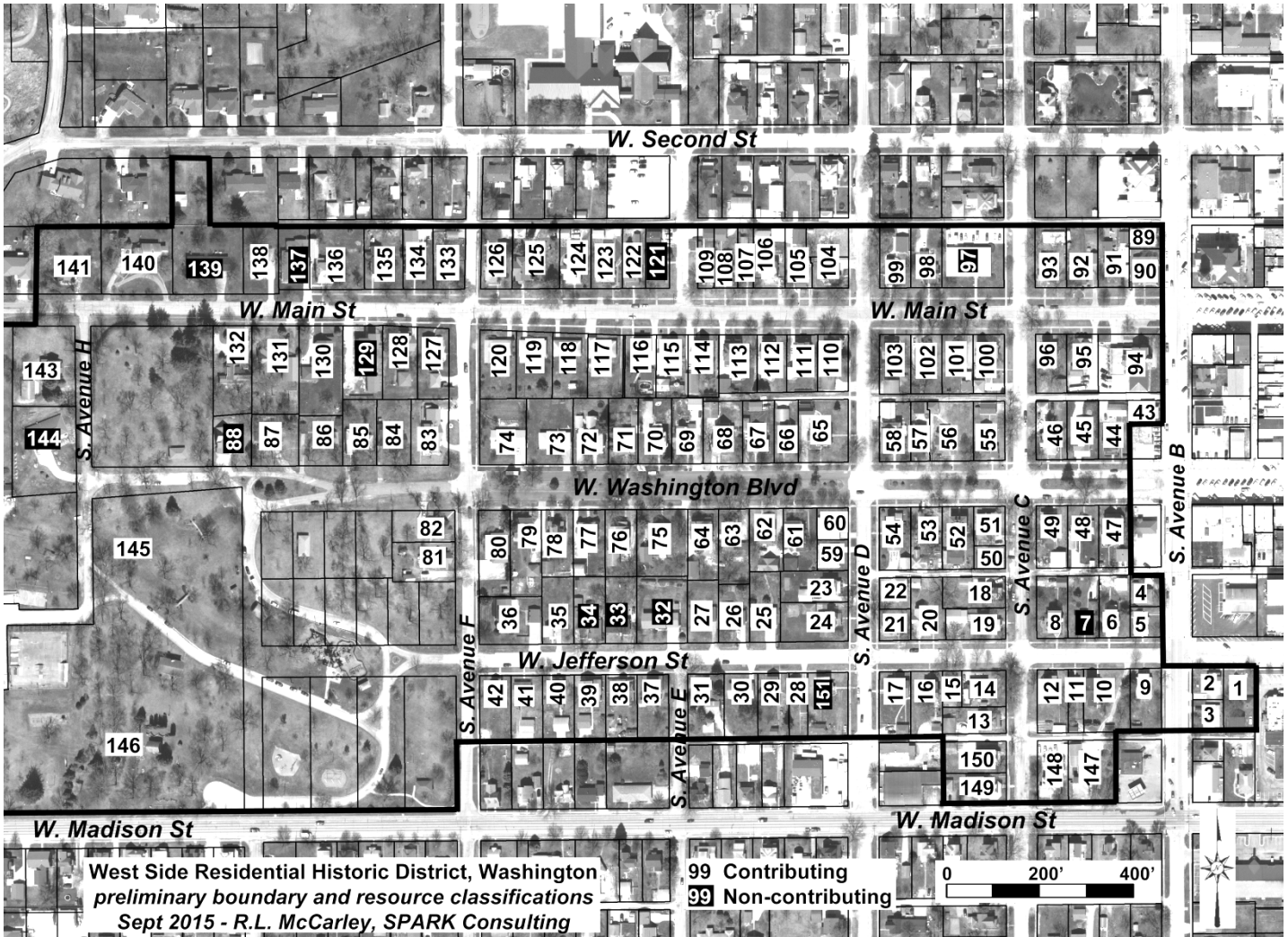
County

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Residential parcels in recommended boundary for West Side Residential Historic District

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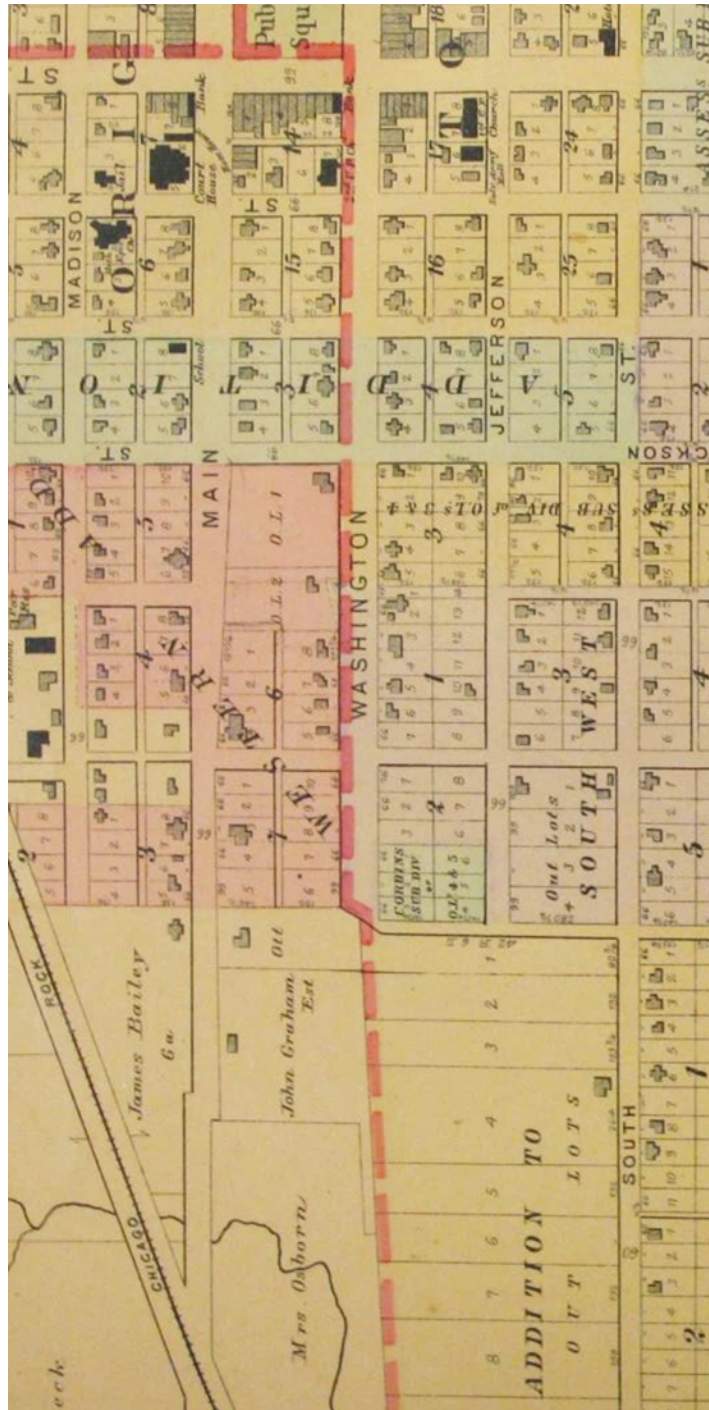
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Historic images



West side of Washington in 1894 (*Atlas of Washington County 1894: 52*).

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Map of west side of Washington in 1917 (Sanborn Map Company 1917)

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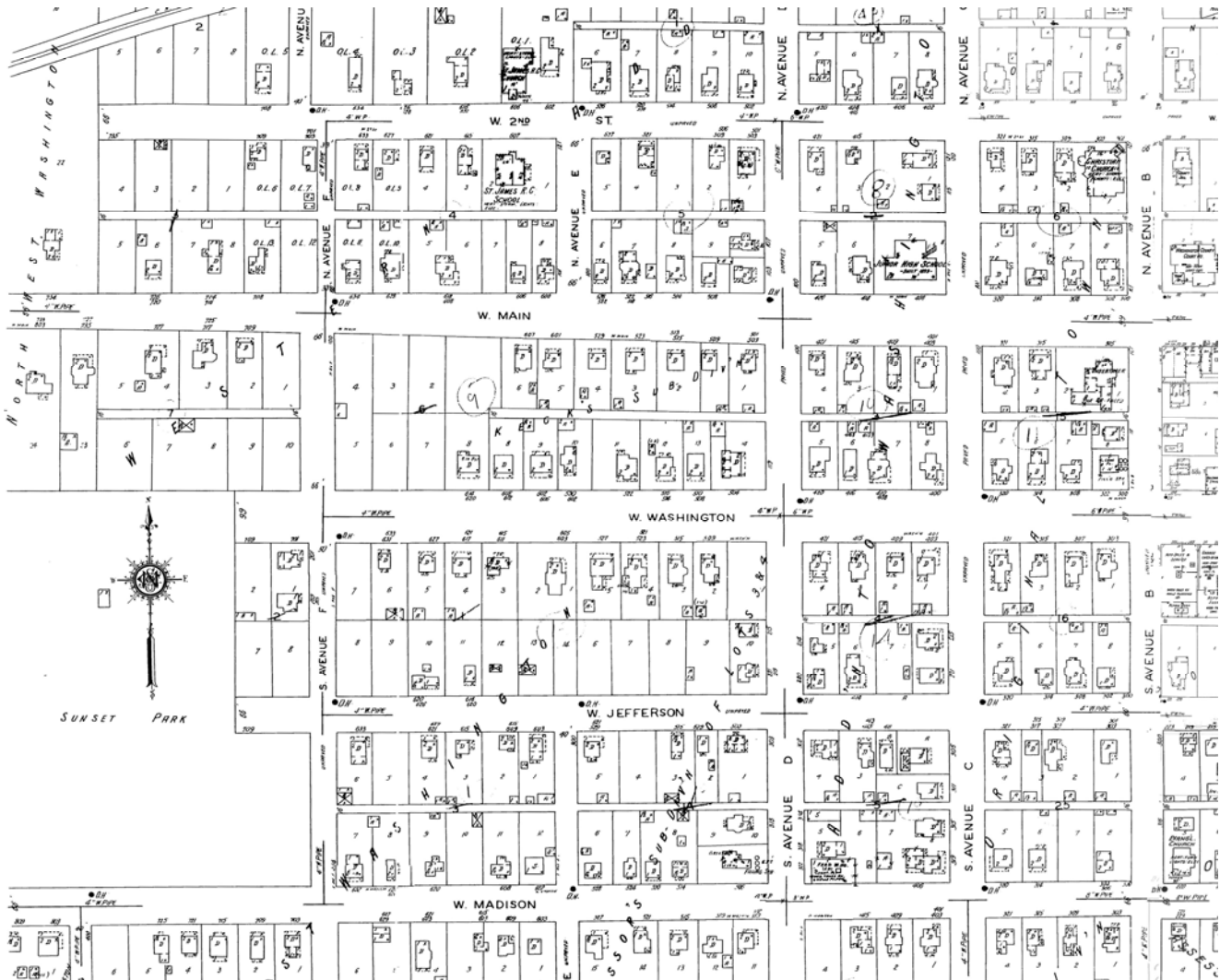
County

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Map of the west side of Washington in 1943 (Sanborn Map Company 1943).

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Digital photographs



Photograph 92-00350-001 – 313-317-321 W. Jefferson (Map #10-11-12), looking southwest (October 2015)

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Photograph 92-00350-002 – 516-510 W. Jefferson (Map #26-25), looking northeast (October 2015)

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Photograph 92-00350-003 – 603-609-615 W. Jefferson (Map #37-38-39), looking southwest (October 2015)

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Photograph 92-00350-004 – 320-314-308 W. Washington Blvd (Map #71-70-69), looking northeast (October 2015)

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Photograph 92-00350-005 – 608-602-530 W. Washington Blvd (Map #71-70-69), looking northeast (October 2015)

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Photograph 92-00350-006 – 617-627-631 W. Washington Blvd (Map #77-78-79), looking southeast (October 2015)

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Photograph 92-00350-007 – West end of 600 block of W. Washington Blvd, looking east from Avenue F (October 2015)

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Photograph 92-00350-008 – 712-708-704 W. Washington Blvd (Map #85-84-83), looking northeast (October 2015)

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Photograph 92-00350-009 – 320-314 W. Main (Map #93-92), looking northeast (October 2015)

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Photograph 92-00350-010 – 526-522 W. Main (Map #109-108), looking northeast (October 2015)

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Photograph 92-00350-011 – 618-610-606 W. Main (Map #124-123-122), looking northeast (October 2015)

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Photograph 92-00350-012 – 623-627-633 W. Main (Map #118-119-120), looking southwest (October 2015)

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Photograph 92-00350-013 – 726-714-708 W. Main (Map #136-135-134), looking northeast (October 2015)

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Photograph 92-00350-014 – Sunset Park and 105 S. Avenue H (Map #143), looking southwest from W. Main along S. Avenue H (Map #145) (October 2015)

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Photograph 92-00350-015 – Sunset Park, looking north from W. Jefferson entry drive (Map #145) (October 2015)

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Photograph 92-00350-016 – Sunset Park, looking southeast from W. Main entry drive (Map #145) (October 2015)