

United States Department of the Interior
National Park Service

For NPS use only

National Register of Historic Places
Inventory—Nomination Form

received OCT 14 1987

date entered NOV 16 1987

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic FRANK STEWART HOUSE

and or common MARIAN STEWART BAILEY HOUSE

2. Location

street & number 603 West Washington Street not for publication

city, town Washington vicinity of

state Iowa code 019 county Washington code 183

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture <input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial <input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational <input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment <input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government <input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial <input type="checkbox"/> transportation
	N/A	<input type="checkbox"/> no	<input type="checkbox"/> military <input type="checkbox"/> other:

4. Owner of Property

name D. Bradley and Deborah L. Kiesey

street & number 603 West Washington Street

city, town Washington vicinity of state Iowa 52353

5. Location of Legal Description

courthouse, registry of deeds, etc. Washington County Courthouse

street & number

city, town Washington state Iowa 52353

6. Representation in Existing Surveys

title Area XV Surveys has this property been determined eligible? yes no

date 1983 federal state county local

depository for survey records Bureau of Historic Preservation

city, town Des Moines state Iowa

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

The Frank Stewart House was constructed between 1889-1894. Architectural significance obtains. The house conveys this significance through its large scale, its steeply pitched roof, extensive use of spindlework in Queen Anne taste, studied asymmetry, variety of wall surface textures, and large lot size.

Main Block measures approximately 21' x 49 1/2' narrow measurement being a front-facing gable as facade. A lower cross gable is situated midway along side elevations and extends main block 4' x 15 1/2' on the east elevation and 4' x 18' on the west elevation. There is a rear projection of 3 1/2' x 14' and a facade projection of 3' x 7'.

There is a wrap-around porch on facade measuring 8 1/2' x 27 1/2'. On east elevation this porch measures 8 1/2' x 20'. There are also three second story porches; one which is gable recessed over main entryway measuring 5' x 5'; one recessed under northeast corner of east cross gable measuring 5' x 4'; and one recessed under southeast corner of rear hipped roof measuring 4 1/2' x 5 1/2'. Columns on wrap-around porch are supported by stone piers. Cresting on wrap-around (as on main roof) is non-extant.

Foundation of main block consists of ashlar stone laid in regular courses. Concrete footings were laid in the 1970's in the basement to provide additional support to the foundation in the interior of the building. In the basement there is also a system of four load-bearing wood beams borne on stone piers to support internal weight of the building.

Above ground, the structural system comprises balloon frame and clapboard siding. There is an architectural belt of wood surrounding the house between first and second floors. Exterior walls are flared directly above the belt. Corner posts are placed decoratively at many wall junctions of the first floor. The house is currently painted green with wood trim picked out in white.

The facade features porches already mentioned. The wrap-around porch has an entry gable. Both wrap-around and second floor porches employ spindlework. In the facade projection there is an oval window on the first floor set vertically and an oval window on the second floor set horizontally both with Neoclassical muntin/keystone design elements. There are half-circle windows in both projection gable and main gable on facade. That in main gable is triple with configuration of small panes in colored glass. The portion of main gable above window extends forward with a series of small and large brackets for visual support. This part of the gable is sided with wood shingles in an undulating pattern. Diagonal half-timbering decorates the entry gable over the wrap-around porch, facade projection gable, and main facade gable.

East elevation is visually pronounced because of siting. This elevation features a canted bay window and brackets on the first and second floor and the already mentioned porch under cross gable. The gable end has wood shingle siding in a regular pattern. The gable end flares outward near eaves. There is a window with specialty sash in gable. Window cavity is curved on exterior. At rear of east

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elevation there is another bay window on the first floor (an addition circa 1912). This bay is also canted and the main window features some leaded glazing. East elevation also features the second floor porch at the southeast corner already mentioned. This porch was part of the circa 1912 addition to the house.

West elevation has gable end which reflects design of the east gable. West elevation has two window cavities located between first and second floors, which service front and rear stairways. Paired windows serve front stairway. Decorative millwork sets both of these window cavities off from the architectural belt and flared exterior walls.

The roof is steep. There is a front-facing gable with a lower front facing gable which covers facade projection. Perpendicular to this system is a cross gable about midway between facade and rear elevation. Cross gable is lower than facade gable. Rear portion of main block originally consisted of one story with hipped roof abutting south exterior wall. An addition added a second story in this area and the roof is now hipped and ties directly into the cross gable on the perpendicular. This hipped roof has a short dog-leg. Asphalt shingles cover the roof. There is one brick chimney with original chimney cap removed (1942) and now replaced by a metal plate.

Window sashes are generally 1/1 except for decorative windows where variety is the rule. Several bay windows feature leaded glass. The window at the northeast corner of facade is curved. Main doors are original, as are their screen doors, which feature spindlework.

Interior-wise, each of the two main floors have approximately 1,474 square feet. The first floor is two rooms wide and three rooms deep. The integrity of the original interior is good and includes notable false-grained woodwork in outstanding condition. There are large openings with pocket doors between reception hall and parlor, parlor and living room, and living room and dining room. The false-graining imitates oak and is worked on a pine base. Such extensive use of false-graining is somewhat unusual at this late date. The original lighting fixtures are mostly non-extant. The staircase is interesting because it employs a system of two landings and false-grained spindlework.

The second floor is also two rooms wide and three rooms deep but is planned, in contrast to first floor, along a central hall which runs front to back. Woodwork is also false-grained but with less detailed textures than the first floor.

There are several minor alterations to the interior. These include the early construction of a doorway from the reception hall to the first floor bedroom, the

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later construction of a bathroom off this first floor bedroom (in a former closet), and application of accoustical tile on the ceilings of the parlor, living room, dining room and first floor bedroom.

Alterations on the second floor include the "new" (1912) addition at the rear and new dry wall in the west bedroom.

The house sits on a large lot measuring approximately 104' x 132'. The house is located on the west side of the lot so that the east elevation draws strong visual attention. J. J. McKeone of Washington constructed the front sidewalk in 1901. This construction included a carriage mounting platform and hitching posts which remain extant. West Washington Street is a boulevard and is paved with brick in the vicinity. The neighborhood is a showplace section of residential Washington.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input checked="" type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates 1889-1912 **Builder/Architect** [James McCutcheon/C F Dunham] Probable identification

Statement of Significance (in one paragraph)

The Frank Stewart House is a very good example of a residence in Queen Anne spindlework design. The house conveys architectural significance through its large scale, its steeply pitched roof, extensive use of spindlework, studied asymmetry, variety of wall surface texture, and large lot size. The Frank Stewart House was one of the showplace residences in Washington when it was built. It remained in the same family until 1969. The house is one of the few of its type; which retains today, a high integrity of fabric in the community.

Frank Stewart (1853-1925) was a successful eastern Iowa businessman and member of a large Washington County family also noted for success. Stewart engaged in a hardware and implement business, and founded a wagon-box manufacturing company in Washington, about 1900. In 1902, he established the American Pearl Button Company in Muscatine, Iowa; which in 1908, he moved to Washington. The company had in 1909 a payroll of between 80-100 employees.

Stewart played an active role in community affairs. He served two years on the City Council and was a long-time member of the School Board and Chairman of Grounds for the Washington Chautauqua. Stewart's civic work is remembered today primarily for his leadership to establish Sunset Park, located near the western city limits of Washington. Stewart served many years as a Park Commissioner, a position which his only child, Marian Stewart Bailey, held after his death.

The establishment of Sunset Park had an important result for the West Washington Street neighborhood and the Frank Stewart House. West Washington Street was the main entryway to the park. The street was originally platted 33 feet wider than standard streets in Washington. Creation of Sunset Park stimulated further municipal beautification in Washington. One result was converting West Washington Street into a boulevard, paving the surface with brick, and landscaping a median green. This project provided the neighborhood, already a showplace; with added lustre.

The Frank Stewart House itself is a very good example of studied asymmetrical design. The house is planned around a simple cross-gable system with facade projection placed in an offset position to belie this simple design. The porch system provides additional sources of asymmetry. The corner arrangement of the second floor porches is a case in point. The wrap-around porch is a major architectural detail. The northeast corner of the Frank Stewart House is visually critical. The approach from the town center focuses on this angle. The house's siting further accentuates this viewpoint. The house is located near the western lot limit which provides, on the east side, a deep yard--indeed a vista--for building. The east elevation becomes something of a secondary facade. The wrap-around porch provides a visual transition from this elevation to the facade

9. Major Bibliographical References

Please see Section 9, Page 2 +.

10. Geographical Data

Acreeage of nominated property less than one acre

Quadrangle name Washington Iowa

Quadrangle scale 1/24,000

UTM References

A

1	5	6	0	9	0	4	0	4	5	7	2	4	8	0
Zone			Easting				Northing							

B

Zone			Easting				Northing							

C

Zone			Easting				Northing							

D

Zone			Easting				Northing							

E

Zone			Easting				Northing							

F

Zone			Easting				Northing							

G

Zone			Easting				Northing							

H

Zone			Easting				Northing							

Verbal boundary description and justification

Lots One and Two of Block One, South West Washington Addition, City of Washington, Iowa.

List all states and counties for properties overlapping state or county boundaries

state N/A code county code

state code county code

11. Form Prepared By

Marita Moir - Clerk Typist III

name/title W. C. Page - Historican (research, nomination preparation)

State Historical Society of Iowa

organization Bureau of Historic Preservation date September 23, 1987

street & number Capitol Complex telephone 515/281-4137

city or town Des Moines state Iowa 50319

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature 

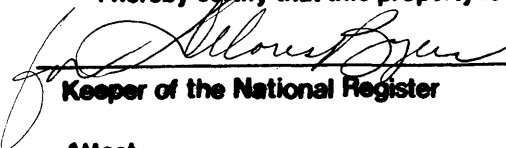
James E. Jacobsen

title Chief, Bureau of Historic Preservation date October 8, 1987

For NPS use only

I hereby certify that this property is included in the National Register

Entered in ~~the~~ National Register


Keeper of the National Register

date 11-16-87

Attest:

date

Chief of Registration

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proper. The porch's curved corner adds to the feeling of transition as does the curved window on the northeast corner of the first floor. The wrap-around porch demonstrates the overall plan's fascination with asymmetry while at the same time contributing an important component to the building's unified effect.

The steep pitch of the roof is a major architectural element for the Frank Stewart House. A number of architectural details call attention to the roof. Decorative millwork is set in both gables of the facade and feature diagonal patterns. Presently picked out in white against a green field, this millwork serves to draw further attention to the roof's steep pitch. A flare in the wall surface below the gables call additional attention to the area. Removal of roof cresting some years ago stripped the roof of this accent. The steeply pitched roof provides the house with a feeling of substantial presence.

Throughout the Frank Stewart House there is an attempt to avoid flat wall surfaces. This is achieved through the asymmetry noted above, through various surface materials like clapboard, shingles, corner posts, decorative millwork, flared surfaces between first and second floors, and a variety of window designs. The pronounced planar surface of the roof acts as a foil against the rich wall treatment.

Interior-wise, the Frank Stewart House retains a quantity of its original woodwork. Particularly notable in this regard is the woodwork's original false-graining. The finish is applied over pine and made to resemble oak.

The wealth of architectural detail and skillful organization of the building suggest an architect's participation. C. F. Dunham of Burlington worked in Washington at the time.* A series of circumstantial evidences point to a relationship between Dunham and the Stewarts and provides the source for tentatively attributing design of the Frank Stewart House to Dunham. Mrs. Frank Stewart was born and raised in Muscatine, Iowa (located about 50 miles north of Burlington). She grew up in the construction business. Her father, David Washburn, was a successful building contractor in Muscatine. Mrs. Stewart undoubtedly knew of Dunham, easily the most well-known architect in southeast Iowa during the period. After her marriage, Mrs. Stewart moved to Washington in 1886 where she became a prominent member of the Presbyterian congregation. Was it coincidence that, in 1891, the Second United Presbyterian Church chose Dunham to design their new sanctuary? Additional evidence is supplied by the W. S. Stewart House at 703 West Monroe in Washington. The roof treatment here echoes that Dunham's Carpenter House (1879/NRHP) in Burlington, Iowa. There is nothing else like it in Washington. Stylistically, the W. S. Stewart House can be attributed to Dunham. As brothers it is reasonable W. S. and Frank Stewart shared an architect as they shared James A. McCutcheon for their construction work. For these reasons, a tentative attribution is given to C. F. Dunham for the design of the Frank Stewart House. James A. McCutcheon is believed to have been the building contractor.

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Concerning architectural context for the Frank Stewart House, cultural resource surveys are lacking for the City and County of Washington, Iowa. To determine architectural context, the preparer of this application undertook archival research for the 1889-1895 period and made a windshield survey of the incorporated limits of Washington. The goal of the archival research was to determine the rate of residential construction during the period, and, where possible, to identify stylistic influences on this construction in order to evaluate the importance of Queen Anne taste (and by extension, the Frank Stewart House) for the community. The goal of the windshield survey was to determine the incidence of Queen Anne type residences remaining in the city and to identify those with interesting architectural detail and/or major architectural significance. Taken together, this information will place the Frank Stewart House in the architectural context of Washington. The results of this evaluation remain tentative and subject to supplement, modification and change as the architectural study of Washington develops from its current beginnings.

There remain in Washington today numerous vernacular examples of the massing, asymmetry, and wall surface texture associated with Queen Anne taste. These residences present a plain, straight-forward appearance with restraint of architectural detail. In some cases, original decoration has undoubtedly been removed. Still, the overall feeling remains of an economy of architectural richness. Archival research reinforces this windshield survey evaluation. William S. Wylie practiced architecture and worked as a building contractor during the period in Washington. He published some of his designs in Carpentry and Building. Illustrations of these houses show them to be vernacular interpretations of Queen Anne spindlework and Free Classic design (as defined by the McAlesters). There is a restraint of architectural detail and clearly a vernacular approach to Wylie's designs.

During the period under consideration, the City of Washington numbered about 4,000. It was primarily a county-seat center with an agricultural base. The modest economy of such a community explains much about its architecture. "Being an inland town, on no river, in a purely agricultural county, having no coal, or water power to speak of, and consequently no manufacturing, we can't begin to show up with Iowa towns of this size, or larger, that have those advantages we miss."¹

The City of Washington, Iowa prospered nonetheless during the Golden Age of Agriculture. According to contemporary newspapers, the late 1880s and 1890s were a period of boom construction in the city. "For the first time in years there has been no empty store room, and with all the new residences built it is (still) impossible to find an empty house suitable for residence."²

¹"Washington in 1892." Washington Press. December 23, 1891, p. 3, cols. 2-3.

²"The Year's Improvements." Washington Democrat. January 1, 1890, p. 3, col. 5. Lists nine local building contractors and their jobs in 1889.

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All in all, the 1889-1895 period saw a considerable amount of residential construction in Washington but few houses could make claim to architectural pretense.

In terms of the situation today, the windshield survey identified a number of Queen Anne influenced houses contemporary with the Frank Stewart House but most of these lack a profusion of ornamentation either through original restraint of design or through loss of fabric over the years. One home at 309 West Washington features a tower and exhibits architectural detail along Free Classic design. Another house of note stands at 522 West Washington. This building employs stucco as exterior finish and has Queen Anne detailing. Like 309 it postdates the Frank Stewart House. The W. S. (William Sylvester) Stewart House at 703 West Monroe is an outstanding building with Queen Anne detail but a considerable amount of original porch ornamentation has lately been removed and integrity has become an issue here.

The Frank Stewart House is, in conclusion, a very good example of a residence in Queen Anne spindlework design. The porches, steep roof, and rich wall surfaces are notable on the outside; the original false-grained woodwork is notable on the interior. The house is one of the few of its type which retains today a high integrity of original ornamentation and even when new, the building was exuberant among its peers for its architectural richness.

There are no additional historic structures or buildings on the property. An early barn is non-extant. It was located near the southwest corner of the property. A garage (1982) now stands directly west of the house and is not intrusive. There was some historic landscaping located, mostly, at the rear of the house, and appears from antique photographs to have been primarily fruit trees. This early landscaping is non-extant.

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Abstract of Title. Washington Federal Savings and Loan Association. Washington, Iowa.

Burrell, Howard A. History of Washington County, Iowa from the First White Settlement to 1908. Chicago: S. J. Clarke Publishing Co. 1909. 2 vols. Vol. I "Washington Manufacturing Company." (Stewart's wagon-box firm), pp. 429-30. Vol II (biographic): "Frank Stewart," pp. 173-75.

City Directory. City of Washington, Iowa. 1894, 1903, 1910-11, 1917, 1935.

Atlas of Washington County, Iowa. Davenport: Iowa Publishing Co. 1906, pp. 54-55. "South Part, Washington, Iowa"

"Bird's Eye View of the City of Washington" (lithograph). Drawn by Augustus Kock. Chicago: Chicago Lithographing Co. 1869. Original copy, now framed in Washington County Courthouse.

"Frank Stewart, Leading Citizen Called by Death." The (Washington) Evening Journal. June, 16 1925, p. 3, cols. 1-2.

The History of Washington County, Iowa. Des Moines: Union Historical Co. 1880, p 542. "Division of Out-Lot 14 by S. C. Corbin," October 27, 1855.

"John W. Morton to Frank Stewart, lots 1, 2, 13 and 14, Block 1 Southwest Washington, \$1,000.00." Washington (Iowa) Democrat. August 7, 1889, p. 3, col. 3.

"James M'Cutcheon, Contractor: (list of year's jobs): Frank Stewart, remodeled \$200." Washington (Iowa) Democrat. January 1, 1890. p. 3, col. 5.

*"Dedication of the New Second United Presbyterian Church." Washington (Iowa) Democrat. January 28, 1891, p. 3, cols. 5-6. C. F. Dunham, Architect, Burlington, Iowa.

"The Year's Improvements." Washington Democrat. January 1, 1890, p. 3, col. 5. Lists nine local building contractors and their jobs in 1889.

"Building Statistics, New House, Barns, Repairs, etc." Washington Press. December 31, 1890, p. 2, col. 5. Lists five local building contractors and their jobs in 1890.

"Building in 1891." Washington Press. December 23, 1891, p. 3, cols. 2-3.

"Washington in 1892." Washington Press. December 23, 1892. Lists eight local building contractors and their jobs in 1892.

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"Jas. M'Cutcheon Claimed By Death." Washington Evening Journal. June 28, 1919, p. 3, col. 3. "Well Known Contractor." "Probably he and the men employed by him built as many houses as did any firm in the county."

Atlas of Washington County, Iowa. Clinton (Iowa): Harrison and Warner. 1874, p. 23. Map shows dwelling on Lot 2 Block 1 Southwest Washington.

Plat Book of Washington County, Iowa. No location. North West Publishing Co. 1894, pp. 52-53. Map shows Frank Stewart House in situ with outbuilding directly west.

Sanborn Fire Insurance Maps. New York. Maps for 1885, 1892, 1897 and 1902 do not show neighborhood. 1909 map shows Frank Stewart House with bay window addition in place on east elevation and barn at rear on Lot 13. 1917 map shows same configurations. So do 1931 and updates.

"Death of a Good Woman." Mrs. Frank Stewart née Nellie Washburne. The Washington (Iowa) Democrat. July 6, 1910, p. 1, cols. 3-4. Placement of article on front page indicates position of Mrs. Stewart in Washington.

The following articles feature information about W. S. Wylie and Son, Architects of Washington, Iowa:

"A Frame House at Winfield, Iowa." Carpentry and Building. October, 1903, pp. 255-57. Includes full page illustration of house following p. 252.

"Design for House of Moderate Cost." Carpentry and Building. September, 1904, Vol 25, pp. 249-251. Includes full page illustration of house following p. 248.

"Two-Story Frame Cottage." Carpentry and Building. June, 1892, pp. 141-142. Includes full page illustration of house.

"Cottage in Washington, Iowa." Carpentry and Building. July 1893, pp. 171-173. Includes full page illustration of house following page 169.

"Design for Two-Story Frame Cottage." Carpentry and Building. January, 1901, Vol 23, p. 17.

"Design for a Farm House." Carpentry and Building. January, 1902, Vol 24, p. 17.

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SECONDARY

"Frank Stewart and Sunset Park." Twenty Fifth Anniversary Edition of The Evening Journal. No date, p. 8. Newspaper Collection Washington Public Library.

Fisher, Kathy. In the Beginning There was Land: A History of Washington County, Iowa. Des Moines: Wallace-Homestead Co. 1978, pp. 113, 130, 413, 429.

Letter of Correspondence: El L. Jones to D. Bradley Kiesey. Undated, c. 1985. Ms. Jones recounts Stewart family history and the houses they built, from her considerable knowledge of the city and county of Washington, Iowa.

Stewart, John T. (Tom). Family Record of Stewarts for Eight Generations. Privately printed, no date. "Franklin Stewart." p. 20. "Marian Virginia Stewart." p. 26.

McAlester, Virginia and Lee. A Field Guide to American Houses. New York: Alfred A. Knopf. 1984.

Letter of Transmission: Ralph J. Christian to James Jacobsen, November 22, 1986. Contains photocopies of W. S. Wylie articles noted above.

ANTIQUÉ PHOTOGRAPHY

"West end of Washington Street." Circa 1906. View looks Northeast. Property Conger House, Washington, Iowa.

"West end of Washington Street," Circa 1906. View Looks Southeast. Property Conger House, Washington, Iowa. Shows Lot 3, Block 1 but Lots 1 and 2 are hidden by buildings.

The following photographs picture the Frank Stewart House and are property of Mr. and Mrs. D. Bradley Kiesey:

EXTERIOR VIEWS

Facade. W. J. Reynolds, photographer. Circa 1900.

Looking SW. Circa 1900.

Looking SE. Circa 1900.

Looking WSW. Circa 1900.

Looking W. Horse, buggy and driver pose before east elevation circa 1900.