

56 2919

United States Department of the Interior  
National Park Service



# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

### 1. Name of Property

historic name West Side Residential Historic District

other names/site number \_\_\_\_\_

### 2. Location

street & number roughly the 300-800 blocks of W. Jefferson St, W. Washington Blvd, and W. Main St, including Sunset Park

N/A not for publication  
N/A vicinity

city or town Washington

state Iowa code IA county Washington code 183 zip code 52353

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property  meets  does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national  statewide  local

*Steve King*

23 Jul 2018

Signature of certifying official/Title

Date

State Historical Society of Iowa  
State Historic Preservation Office

In my opinion, the property  meets  does not meet the National Register criteria.

Signature of commenting official \_\_\_\_\_ Date \_\_\_\_\_

Title \_\_\_\_\_ State or Federal agency/bureau or Tribal Government

### 4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register  determined eligible for the National Register

determined not eligible for the National Register  removed from the National Register

other (explain:) \_\_\_\_\_

*Alexa Beaudry*

9/14/2018

Signature of the Keeper

Date of Action

West Side Residential Historic District  
 Name of Property

Washington County, Iowa  
 County and State

**5. Classification**

**Ownership of Property**  
 (Check as many boxes as apply.)

**Category of Property**  
 (Check only **one** box.)

**Number of Resources within Property**  
 (Do not include previously listed resources in the count.)

|                                     |                  |
|-------------------------------------|------------------|
| <input checked="" type="checkbox"/> | private          |
| <input checked="" type="checkbox"/> | public - Local   |
| <input type="checkbox"/>            | public - State   |
| <input type="checkbox"/>            | public - Federal |

|                                     |             |
|-------------------------------------|-------------|
| <input type="checkbox"/>            | building(s) |
| <input checked="" type="checkbox"/> | district    |
| <input type="checkbox"/>            | site        |
| <input type="checkbox"/>            | structure   |
| <input type="checkbox"/>            | object      |

| Contributing | Noncontributing |              |
|--------------|-----------------|--------------|
| 189          | 75              | buildings    |
| 1            | 0               | sites        |
| 6            | 4               | structures   |
| 20           | 3               | objects      |
| 216          | 82              | <b>Total</b> |

**Name of related multiple property listing**  
 (Enter "N/A" if property is not part of a multiple property listing)

**Number of contributing resources previously listed in the National Register**

N/A

4

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

DOMESTIC / single dwelling

DOMESTIC / secondary structure

LANDSCAPE / park

RECREATION AND CULTURE / outdoor recreation

RECREATION AND CULTURE / monument/marker

LANDSCAPE / street furniture/object

**Current Functions**

(Enter categories from instructions.)

DOMESTIC / single dwelling

DOMESTIC / multiple dwelling

DOMESTIC / secondary structure

LANDSCAPE / park

RECREATION AND CULTURE / outdoor recreation

RECREATION AND CULTURE / monument/marker

RECREATION AND CULTURE / sports facility

LANDSCAPE / street furniture/object

**7. Description**

**Architectural Classification**

(Enter categories from instructions.)

LATE VICTORIAN / Gothic

LATE VICTORIAN / Italianate

LATE VICTORIAN / Second Empire

LATE VICTORIAN / Queen Anne

LATE 19<sup>th</sup> / 20<sup>th</sup> CEN REVIVALS / Colonial Revival

LATE 19<sup>th</sup> / 20<sup>th</sup> CEN AMERICAN / Bungalow/Craftsman

OTHER

**Materials**

(Enter categories from instructions.)

foundation: Stone

Concrete

walls: Wood

Brick

roof: Asphalt

other: Metal



West Side Residential Historic District  
Name of Property

Washington County, Iowa  
County and State

---

### Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

### Summary Paragraph

The West Side Residential Historic District encompasses the residential neighborhood to the west of downtown Washington along the 300 to 800 blocks of W. Jefferson Street, W. Washington Blvd, and W. Main Street, including Sunset Park at the west end. The district includes the area of approximately 28 city blocks, or approximately 85 acres. It is significant for its historic development as a neighborhood and for its historic residential architecture, and the period of significance spans from 1856 to 1969. Overall, the historic district has excellent historic integrity. The West Side Residential Historic District encompasses a total of 302 resources within 147 residential properties, one educational property, and Sunset Park. The residential properties include 252 individual extant resources (houses and garages), including 184 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. Three houses were previously listed individually on the National Register of Historic Places. 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, and the historic light poles within the boulevard are counted as one contributing object. Sunset Park and its resources are also included within the boundary for the West Side Residential Historic District. Sunset Park was developed in the early 20<sup>th</sup> 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. Residential lots extend into the current boundary of the park in some areas, as the park grew to incorporate additional land from the 1930s to 1960s. The park is counted as a contributing site, and the network of drives and entries as a contributing structure. Throughout the park, a total of 46 individual resources are tabulated, including nine contributing buildings (shelters, restroom), four contributing structures (bridges, retaining wall, play structure), 19 contributing objects (commemorative markers, play equipment), seven non-contributing buildings (later shelters, restrooms, pool building), four non-contributing structures (garden features), and three non-contributing objects (garden features). One resource in Sunset Park, the Alexander and Mary Young Log House moved into the park in 1912, was previously listed on the National Register of Historic Places.

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 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 on these blocks after the period of significance (1969) 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 by 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. Overall, the West Side Residential Historic District retains excellent historic integrity.



West Side Residential Historic District

Washington County, Iowa

Name of Property

County and State

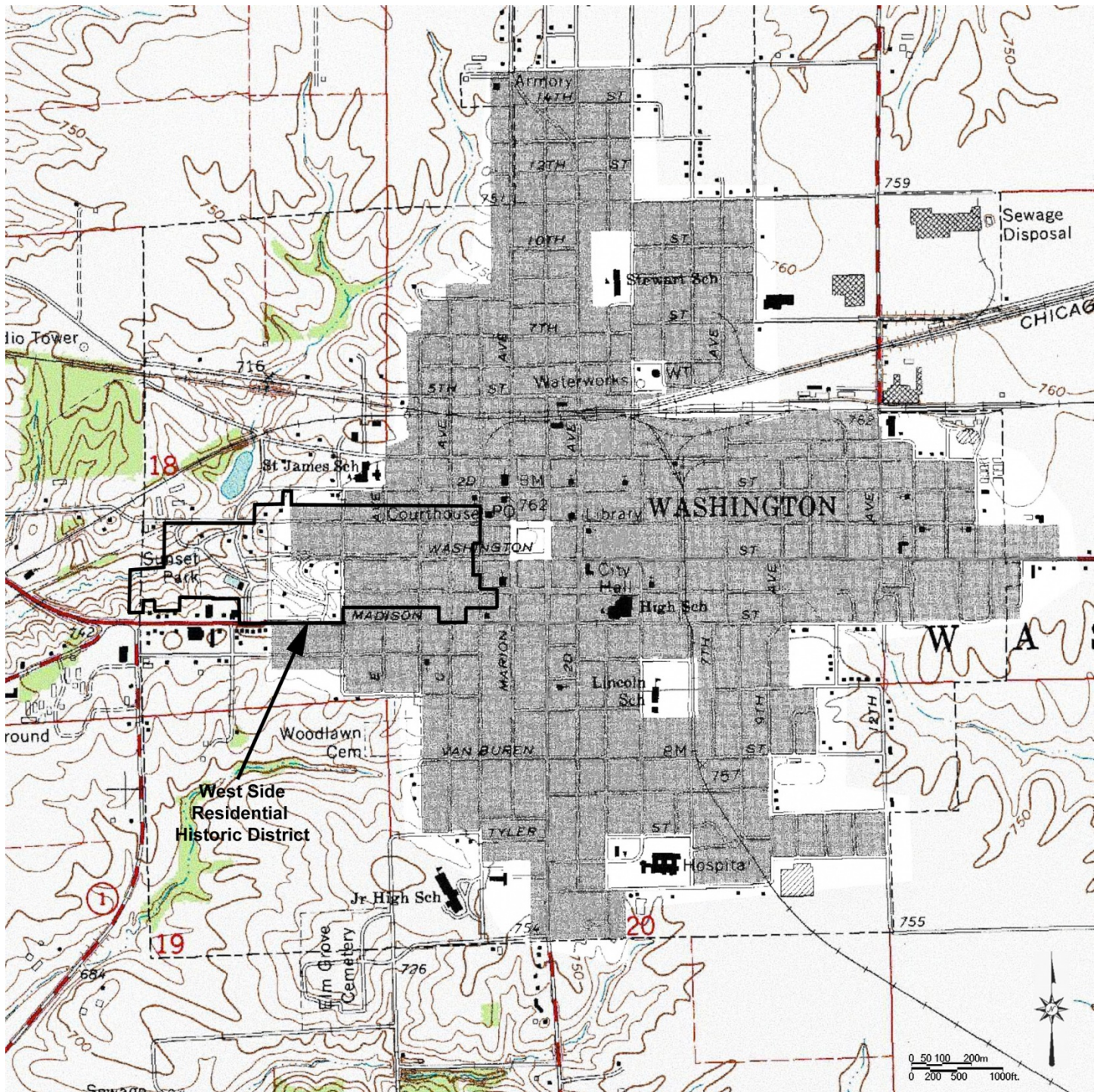


Figure 1. Location map for West Side Residential Historic District.

(USGS topographic quadrangle map, Iowa Geographic Map Server)



West Side Residential Historic District

Washington County, Iowa

Name of Property

County and State

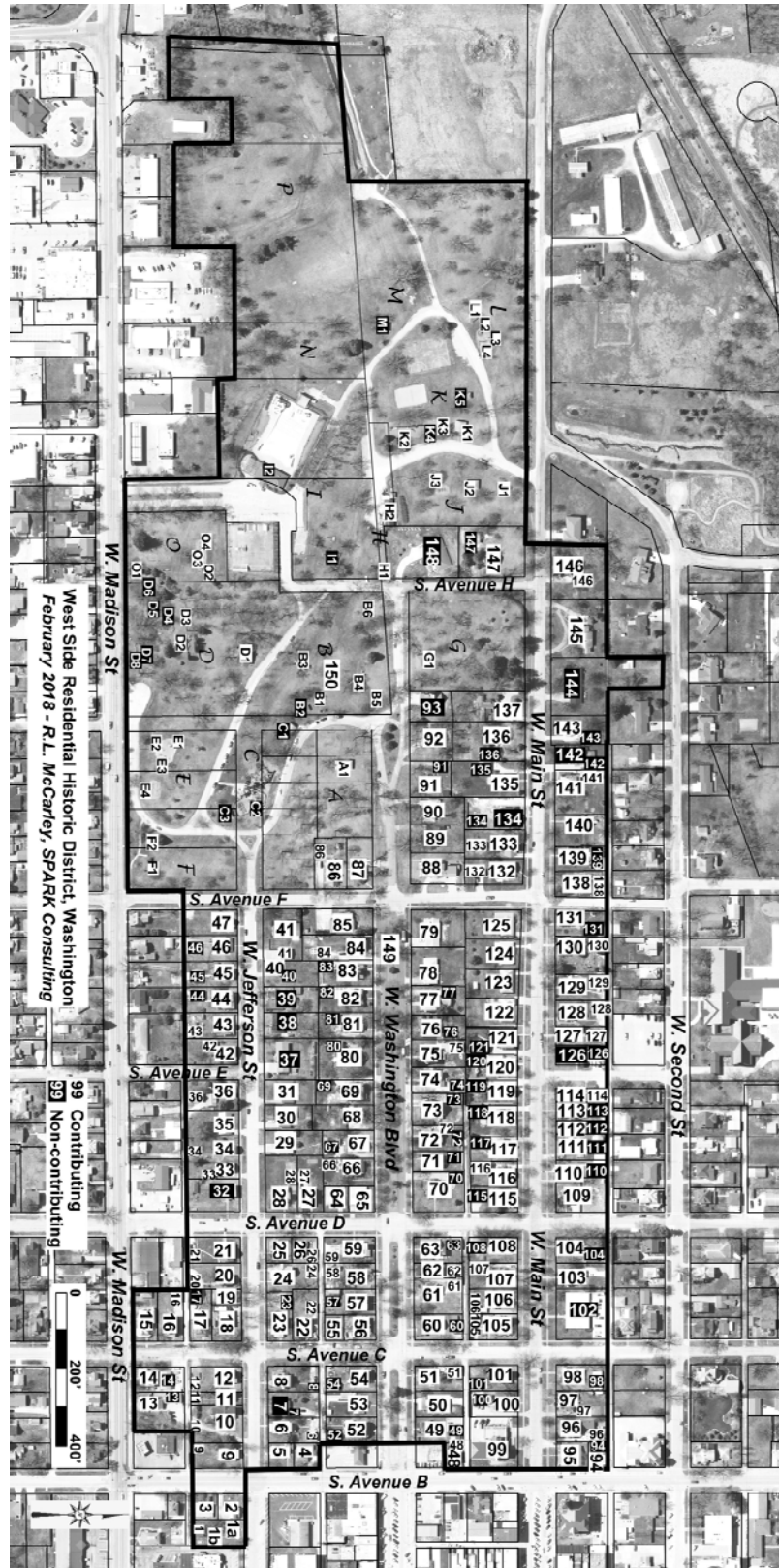


Figure 2. West Side Residential Historic District (McCarley 2017).

contributing resource = black number on white; non-contributing resource = white number on black

West Side Residential Historic District  
Name of Property

Washington County, Iowa  
County and State

---

## Narrative Description

The West Side Residential Historic District is located immediately to the west of downtown Washington. The topography is fairly flat throughout the historic district, with some small ridges and depressions in the western residential blocks. The topography within Sunset Park at the west end is more rolling, making this land more suitable for park development than residential development. The eastern tier of blocks falls within the Original Town plat from 1839, with the next tier of blocks to the west platted as part of the original addition to Washington. The neighborhood further to the west was platted primarily in a series of plats in the middle of the 1850s, including the area that would become Sunset Park. The east-west streets were platted and developed as the primary roads within the neighborhood (Main, Washington, Jefferson), with some development along the north-south streets. This side street development is more common in the eastern portion of the historic district, as initial residential development on some of these blocks faced these streets parallel to the west side of the downtown square. Thus, the historic district extends south an extra half block along Avenue C to encompass these houses that are connected to the neighborhood. The eastern two tiers of blocks include a mid-block alley running east-west, with outbuildings and then garages built along the alleys. Alleys extend only partially into the blocks west of Avenue D, with several blocks not bisected by alleys. The resulting development pattern included double-deep lots extending the depth of the full block and garages accessed from driveways from the main streets. Several houses originally had double or quadruple lots, with parcels subdivided back to platted lots with later development within the neighborhood. Sunset Park was originally an inner tract of rolling land at the west end of W. Jefferson Street, spanning from W. Madison to W. Washington. Houses were located along the edges of the streets bordering the park, with some parcels acquired historically and houses removed historically for park development on these tracts. Housing continues to extend into the park on the north and east edges, blending the neighborhood with Sunset Park. No archeological sites have been identified or evaluated to date as part of this nomination project, though the potential may exist within the historic district.

The blocks within the West Side Residential Historic District were historically and continue to be dominated by residential properties, including primarily single family houses and garages. Residences from throughout the period of significance from 1856 to 1969 represent 95% of the buildings throughout the residential blocks within the historic district, and the vast majority of these houses retain sufficient integrity to be classified as contributing buildings. Over 90% of the properties are currently single family residences, with the majority owner occupied. No duplexes or apartment buildings were constructed in the neighborhood, and several single family houses that had been converted to multiple units to address housing shortages now converted back to single family residences. Outbuildings primarily date from the 20<sup>th</sup> century, including contributing buildings constructed by 1969 and non-contributing buildings that were constructed later. The majority of non-contributing buildings on the residential blocks are later garages that are set back on the property. No vacant lots are noted in the district (as of December 2017). Thus, the overall appearance of the West Side Residential Historic District reflects its nature as a historic residential neighborhood.

Thus, historic residential buildings define the primary building type within the West Side Residential Historic District. These 148 single family homes range in construction from the 1856 to 1969, with eight houses built after 1969. The only other building on the residential blocks is a school administration building, which was constructed in 1974 to replace the earlier junior high building that had been converted for school offices. The houses are primarily two story homes, with one-and-one-half-story houses and one-story houses primarily dating to the early to middle 20<sup>th</sup> century. Overall, there are 83 two-story frame houses, 23 one-and-one-half story frame houses, and 42 one-story frame houses in the historic district. The overall design composition of the blocks is similar throughout the neighborhood, with sidewalks along the front edge of the property and houses setback similar distances on each block. Street trees are found along many blocks, with additional trees on the property. The four blocks along W. Washington Boulevard have a center boulevard with grass, shrubs, and plantings. Brick paving remains in the 500 and 600 blocks, with asphalt covering the brick paving in the 300 and 400 blocks. The boulevard connects downtown Washington to Sunset Park through the center of this historic neighborhood.



West Side Residential Historic District

Name of Property

Washington County, Iowa

County and State

Houses extend along the edges of Sunset Park and extend seemingly into the park in areas. The park is characterized by rolling topography with development to meet the recreational needs of the residents. A total of 48 resources are tabulated in Sunset Park, including picnic pavilions and shelters, playground equipment, restrooms, bridges, and smaller features.

Houses encompassing the four periods of historic development from 1856 to 1885, 1885 to 1910, 1910 to 1945, and 1945 to 1969 are found throughout the neighborhood. Each block reflects a mix of houses from at least two periods of development. As larger estate properties were subdivided in the late 19<sup>th</sup> and early 20<sup>th</sup> century, houses from this period were constructed on these lots as well as other lots within the historic district. This trend continued through the period from 1910 to 1945 and 1945 to 1969, interspersing middle 20<sup>th</sup> century homes among earlier blocks with 19<sup>th</sup> century houses. Some concentrations of 19<sup>th</sup> century houses are noted along W. Washington Street and the eastern blocks within the historic district, with early 20<sup>th</sup> century houses distributed among the blocks. Houses dating from the middle 20<sup>th</sup> century tend to be more concentrated on the blocks within the western part of the historic district, constructed on lots subdivided and further improved in this period. However, they are found on other blocks within the historic district as well, both replacing an earlier 19<sup>th</sup> century house and on subdivided lots. Overall, the residential properties include 21 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 buildings were constructed on the residential blocks after the period of significance within the proposed historic district boundary, including eight houses and one school administrative building. Further information on the historic appearance and development of the West Side Residential Historic District can be found in *Section 8: Narrative Statement of Significance*.

The West Side Residential Historic District reflects architectural styles and types from throughout the period of significance from 1856 to 1969. The earliest extant house constructed on the residential blocks within the historic district is a Gothic Revival / Second Empire brick house built in 1856. Other side gable and gable-front houses built from the 1840s to 1860s were later demolished and replaced by newer houses. A handful of extant houses from 1856 to 1885 more strongly reflect elements of the Gothic Revival (3) and Italianate (3) styles, with the majority simply gable-front houses (9) with some simple architectural detail. T-plan houses were built by the 1870s, with three remaining in the historic district. Significant development occurred in the historic district in the period from 1886 to 1909, with prominent residents building modern homes throughout the neighborhood. A total of 22 of the 30 houses built from 1886 to 1899 were large Queen Anne houses. Other houses included one Second Empire house and more vernacular side gable, gable-front, and cross gable houses. The Queen Anne style continued to be built into the first decade, utilized for 13 of the 24 houses built from 1900 to 1909. With the increasing popularity of the Foursquare houses, some of these houses reflected a combination of both styles. Other extant houses built in this period include Foursquare, Victorian vernacular, Colonial Revival, Shingle style, and bungalow. Foursquare, Craftsman, and bungalow houses dominated the houses built from 1910 to 1929. Of the 33 houses built in this period, seven were Foursquare houses, 13 were bungalows (front or side gable, often with Craftsman details), and seven were two-story Craftsman homes. Other houses include Classical Revival, Dutch Colonial Revival, and T-plan styles. With poor economic conditions and material shortages, two small houses were built in the 1930s (hip roof, Tudor Revival), and three small homes were built in the 1940s (one minimal traditional, two ranch), reflecting development trends throughout Washington in these decades. Increased construction and demand for housing in the 1950s resulted in the increase of density in existing neighborhoods, including the West Side Residential Historic District. All of the 24 houses built in the 1950s in the neighborhood were ranch homes, including gable roof and hip roof types. Only a handful of lots remained for the final development of the neighborhood in the 1960s, with one ranch and two split-level houses constructed in this period.

Frame construction dominates the houses built throughout all four periods in the West Side Residential Historic District. The 148 historic houses include 78 two-story frame houses, 21 one-and-one-half story frame houses,

West Side Residential Historic District

Name of Property

Washington County, Iowa

County and State

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. About half of the 137 frame houses remain clad in wood siding, while the remainder are clad in aluminum or vinyl siding. The five brick two-story brick houses date to the 19<sup>th</sup> century, while two bungalows have a combination of brick construction with frame gables. Two later houses are ranch houses with brick veneer. Foundation materials include stone and various types of concrete. Stone foundations are found on the majority of 19<sup>th</sup> century houses, utilized into the first decade of the 20<sup>th</sup> century. By the early 20<sup>th</sup> century, rusticated concrete blocks were available from a local manufacturer, and they were utilized for foundations on some houses from 1905 through the middle of the 20<sup>th</sup> century. Plain concrete block and poured concrete foundations are typical on houses built in the middle of the 20<sup>th</sup> century. Brick veneer was utilized on some 20<sup>th</sup> century foundations as well. The majority of the roofs have asphalt shingles. A handful of houses have modern metal roofs. Porches are typically wood construction, with wood, brick, or rusticated concrete block columns and rails. A number of houses retain original double-hung wood windows, with some decorative stained glass or leaded glass windows as well. Other houses have replacement windows, either vinyl or aluminum. The houses throughout the historic district are generally in fair to excellent condition. Generally, the buildings are well maintained.

The west half of the West Side Residential Historic District is largely Sunset Park. The park encompasses approximately 39 of the 85 acres within the historic district. As noted, the edges of the park and residential blocks blend together, with the neighborhood reaching into the park and vice versa. Entries from W. Washington and W. Jefferson connect the neighborhood directly to the park. The east portion of the park (from Washington to Madison, Avenue F to Avenue H) is the original section of the park, acquired in 1899 by the park association and donated to the city for a municipal park in 1904 (Sections A-E). The southeast corner lot was then purchased in 1914 (and house removed) (Section F), and the north estate property acquired in 1931 (Section G). A drive extends along the west edge of this latter parcel that was donated to the park association through the earlier residential property for a W. Main entrance, and the drive later became Avenue H. A small strip was acquired in 1935 to the west (Section H). The topography throughout this portion of the park is rolling, with higher ground along the edges and a gulley through the middle. This section was heavily planted with trees historically, but Dutch Elm disease in the 1960s affected older trees. Additional trees were planted and continue to be planted on a regular program. Through this section of the park, there are historic drives, bridges, retaining wall, stone grill/fireplace, shelter house, and pavilions. The southwest corner of the park (Section D) was developed in 1912 by the relocation of a two-story log house to this site, with features developed around the house from the 1910s to late 1990s. The section immediately to the west was a residential property until the owner died in 1966 and willed the parcel to the park board (Section O). The house was removed and a children's playground installed in 1967. The section to the north and west was acquired in 1957 by the city for the development of the first municipal pool (Section I). With this new entry from W. Madison, the earlier entries on the south edge into the original section of the park were closed in the 1970s. The pool was replaced by the new aquatic center in 2000. Tennis courts were added to the east of the pool in the 1968, later adapted for a skate park. A large tract of land to the north was acquired in 1961 (Sections J-M), along with a parcel to the west of the pool (Section N). This tract was developed through the 1960s with playground equipment, restrooms, and shelters. Basketball courts, sand volleyball, and additional shelters were later added. The large tract of land west of the pool was then acquired in 1966, with development in the 1990s for a disc golf course. The topography of the west section of the park is similar to the east section, with rolling hills and drives following low areas. While some trees have been planted, the west section is more open space than the earlier developed east section of the park. Throughout Sunset Park, a number of metal playground equipment pieces were installed from the Miracle Equipment Company of Grinnell, primarily dating from the 1960s. Throughout the park, a total of 46 individual resources are tabulated, including nine contributing buildings (shelters, restroom), four contributing structures (bridges, retaining wall, play structure), 19 contributing objects (commemorative markers, play equipment), seven non-contributing buildings (later shelters, restrooms, pool building), four non-contributing structures (garden features), and three non-contributing objects (garden features). Additionally, the park is counted as a contributing site, and the network of drives and entries are counted as a contributing structure.

West Side Residential Historic District  
Name of Property

Washington County, Iowa  
County and State

## ***Integrity***

The West Side Residential Historic District retains good integrity overall as a district and continues to strongly reflect the resources that define its historic and architectural significance. The district retains its historic location and setting in Washington, located to the west of downtown and comprising the west side of Washington. The overall integrity of the design of the neighborhood is intact, with historic workmanship and materials evident on the majority of buildings throughout the district. It retains its association to the residential history of Washington and the overall feeling of a historic residential neighborhood. Specific aspects of the integrity of the property include:

**Location:** The West Side Residential Historic District has historically and continues to be located on the west side of Washington, west of the downtown. Sunset Park is located in the western portion of the historic district, historically and currently marking the western boundary of Washington. The integrity of location is excellent.

**Setting:** The setting of the West Side Residential Historic District continues to be defined by generally level residential blocks to the west of downtown, stretching to the rolling topography of Sunset Park at the west end. The neighborhood sits between the downtown to the east, Sunset Park and the west edge of city development to the west, the commercial development along W. Madison to the south, and the mixed development along W. 2<sup>nd</sup> Street and the railroad corridor to the north. The residential development along W. Main, W. Washington, and W. Jefferson is thus a cohesive neighborhood of large homes, differentiated from the development to the north and south. The development of the neighborhood is concentrated on these blocks leading to Sunset Park to the west, and it has been restricted to these blocks by natural and developmental boundaries as noted. The integrity of setting is excellent.

**Design:** The overall design of the West Side Residential Historic District remains intact, with residential blocks leading to Sunset Park at the west end. The residential blocks continue to be fully developed with residences, with no vacant lots noted in the historic district (as of December 2017). The primary streets continue to run east-west through the historic district, with alleys on blocks primarily in the eastern portion. Driveways thus extend from the main streets to garages on blocks in the western portion. W. Washington retains its central boulevard with historic light poles, as well as brick streets in the 500-600 block. Residences continue to be setback at regular distances on each block, creating front yards and space for sidewalks and trees. Individual houses retain good integrity of the overall design, including size, massing, and architectural features like porches and turrets. Many individual historic buildings retain strong integrity of design, architectural elements, and materials dating to their construction. Others have modifications to the building that are within the period of significance, such as porch additions. These additions are considered significant when falling within the period of significance. Only nine resources on the residential blocks have been built since the end of the period of significance. The overall design of Sunset Park remains intact, defined by its rolling topography at the west end of the district, network of drives, and development with park features such as shelters, play equipment, and recreational facilities. The integrity of design of the historic district overall is excellent.

**Materials:** The West Side Residential Historic District continues to be dominated by frame residences, with only a handful of brick or brick veneer houses noted in the district. These buildings are clad in a variety of materials, including wood weatherboard siding, wood shingles, wide wood siding, asbestos siding, aluminum siding, and vinyl siding. The houses have various historic accent materials, including wood, stone, metal, and concrete. Non-historic materials, typically related to later siding or window replacements, have replaced some historic materials in the neighborhood. The condition of the materials throughout the historic district is generally good, with the majority of the homes well-maintained. The integrity of materials throughout the historic district is good.

**Workmanship:** The historic workmanship of the resources within the West Side Residential Historic District continues to be reflected in the design and materials. In addition to the general workmanship of the frame residences, the historic workmanship is also evident through the many decorative elements, porches, and accent details. While other elements may have been replaced, these historic details were typically retained.

West Side Residential Historic District  
Name of Property

Washington County, Iowa  
County and State

**Feeling:** The overall feeling of the West Side Residential Historic District continues to be a historic neighborhood located on the west side of Washington, which leads to and encompasses a large park. The integrity of feeling is excellent.

**Association:** The West Side Residential Historic District retains a strong association to the community development of Washington, specifically to the residential history of Washington and the development of parks and recreation in Washington. The integrity of association is excellent.

For classifications of individual properties within the historic district, integrity standards were developed and utilized that reflect National Register guidelines. In general, individual residential resources are classified as contributing resources in a historic district when they retain sufficient integrity and date to the period of significance for the historic district. As a contributing building in a historic district, alterations throughout the period of significance for the district should be considered significant. Alterations range from stylish updates that reference specific popular architectural influences to small projects conducted over a period of time, perhaps by several residents or owners. These changes are significant as they reflect the development of a historic district within the period of significance. While a greater degree of alterations to individual resources can be accommodated in a historic district before the integrity of the district is compromised, buildings must retain essential characteristics such as massing, fenestration patterns, and architectural stylistic features to remain as contributing buildings. Alterations outside of the period of significance for the historic district are generally recognized to be acceptable on contributing buildings as follows:

- Non-historic or non-original siding materials such as asbestos shingles, asphalt brick, aluminum, and vinyl shall not solely prohibit a building from being contributing.
- Porches enclosed after the period of significance that have original columns visible or the enclosure is easily reversible with little or no damage to the massing and proportions of the original porch are acceptable.
- If window openings do not retain historic sashes, the majority of the window openings retain their original/historic sizes, particularly on primary façades.
- Any additions to the house are subordinate to the original building, preferably at the rear, and do not generally alter the façade or cover any significant architectural detailing.
- No significant, character-defining features have been removed. If small decorative elements have been removed, the overall features of the style of the house should remain intact.

Substantial, character-altering changes, or a combination of changes such as resized window openings, removal of historic features, and non-historic siding, shall result in the building being classified as non-contributing. Examples of significant changes include major changes in roofline, incompatible porch enclosures of a non-reversible nature, and major additions or modifications of primary façades inconsistent with the proportion, rhythm, and materials of the building. Buildings that have been altered to such a degree that the original building is no longer readily identifiable will be classified as non-contributing. Residential buildings constructed outside of the period of significance will be classified as non-contributing as well. Finally, a building not sharing the historic associations or significance of the historic district will be considered a non-contributing building.

Residential outbuildings are typically expected to have sustained more changes than the associated residential buildings. Many of these buildings were updated to meet modern needs, such as the conversion to a garage or installation of a new garage door. This change will be permitted for contributing resources within a historic district. Likewise, cladding in non-historic siding materials such as asbestos shingles, asphalt brick, aluminum, and vinyl will not solely prohibit a building from being contributing. Overall, the general form and design of the outbuilding should remain intact for it to be contributing. Additionally, some original material will remain visible, or a distinctive form and design be clearly visible, for a residential outbuilding to be contributing. An outbuilding, though historic, that retains few visual clues as to its age due to non-historic cladding and



West Side Residential Historic District  
Name of Property

Washington County, Iowa  
County and State

replacement of other historic features will be classified as non-contributing. Outbuildings constructed after the period of significance will also be classified as non-contributing.

Finally, National Register standards have additional requirements for a moved building to be considered contributing. The assumption is that a move detracts from a building's significance by destroying its original setting and context, as well as being an intrusion on the historic integrity of the block in the new location. However, buildings that were moved into a historic district during the period of significance are likely significant within the residential development of the neighborhood during that period and would then be considered contributing. Buildings moved within the historic district that date to construction in the period of significance but were moved within the historic district after the period of significance may be contributing if they continue to reflect the significance of historic district in their new location within the historic district and the new site was similarly developed previously. Buildings moved from outside the historic district that reflect the architecture of the historic district, retain a setting in their new location historically similar to their original site, reflect the significance of historic district, and reflect the historic development of site may be considered to be contributing. Buildings that do not reflect the significance of the historic district or are located on incompatible sites would be considered non-contributing. Building alterations considered acceptable for moved buildings include changes in foundation materials, changes in porches built after a move, and some changes in building orientation. Moves are considered detrimental if they resulted in the loss of significant architectural elements, even if they are within the historic district. These buildings would be non-contributing resources. Moved resources that were built outside the period of significance for the district will be considered non-contributing buildings within the district, as they do not reflect the remainder of the district in history and architecture.

### ***Block by block description and development***

The following narrative descriptions are organized in order by map number on the district map on page 5, and the buildings are referenced to this map and to the table following this section. The West Side Residential Historic District encompasses a total of 302 resources within 147 residential properties, one educational property, and Sunset Park. The residential properties include 252 individual extant resources (houses and garages), including 184 contributing resources and 68 non-contributing resources. The brick street along W. Washington Blvd is also counted as a contributing structure, and the historic light poles along the street are counted as one contributing object. Sunset Park is counted as a contributing site, and the network of drives and entries as a contributing structure. Throughout the park, a total of 46 individual resources are tabulated, including nine contributing buildings (shelters, restroom), four contributing structures (bridges, retaining wall, play structure), 19 contributing objects (commemorative markers, play equipment), seven non-contributing buildings (later shelters, restrooms, pool building), four non-contributing structures (garden features), and three non-contributing objects (garden features). No other buildings, structures, objects, or sites warrant tabulation within the district.

#### ***200-300 block of W. Jefferson and side streets, Map #1-14***

The 300 block of W. Jefferson Street consists of eight houses/lots along W. Jefferson, including seven contributing houses and one non-contributing house. The contributing properties represent a mix of 19<sup>th</sup> century and 20<sup>th</sup> century houses (1873, c.1873, 1895, c.1898, c.1904, c.1907), including two Queen Anne houses (Map #6, 8), a Shingle style house (Map #11), and vernacular side gable and T-plan houses (Map #5, 10). One lot was redeveloped in 1938 when a c.1916 bungalow was moved here (Map #9, contributing), and one house replaced an earlier house in 1985 (Map #7, non-contributing). The rear of the lot at the east end was subdivided in the 1950s, with a ranch house built here in 1957 (Map #4, contributing). Residences extend to the 200 block of W. Jefferson Street to the east, with the edge of commercial downtown then to the east of these properties. Four houses are located in this quarter block, all of which are contributing. The corner house was built around 1890 (Map #2), the two houses on the lot to the east were built in the 1930s (Map #1a, 1b), and the house on the rear of the corner lot was built around 1957 (Map #3). The related residential

West Side Residential Historic District

Name of Property

Washington County, Iowa

County and State

development extends to the south along S. Avenue C, with two contributing houses on the south half of the block (1901, Map #13; 1901, 14).

*400 block of W. Jefferson and side streets, Map #15-26*

While most of the historic district developed along the east-west streets, additional houses were built historically along S. Avenue C and S. Avenue D in the 300-400 blocks. Thus, development in the 400 block of W. Jefferson Street actually includes only three houses with addresses along W. Jefferson, with six houses with addresses along S. Avenue C and three houses with addresses along S. Avenue D. Overall, there are twelve houses in this block area, all of which are contributing. The majority of the houses date to the 19<sup>th</sup> century (c.1867-69, c.1868, c.1868, c.1885, c.1889, c.1895, c.1895, c.1895, c.1897), with a set of houses remaining from the earlier period of development of the neighborhood from 1856 to 1885. Additionally, this block is unique as it has three brick houses along Avenue C (of five brick houses overall in the neighborhood). The houses include an Italianate house (Map #18, brick, listed on NRHP), four Queen Anne houses (Map #15, 16, 21, 24), a Shingle style house (Map #23), and three gable-front houses (Map #22, 25, 26). The 20<sup>th</sup> century houses include a Queen Anne (1900, Map #20), a Foursquare (c.1911, Map #17), and a bungalow (c.1923, Map #19).

*500 block of W. Jefferson, Map #27-36*

The north side of the 500 block of W. Jefferson Street blends into the 600 block as part of the platted double block, with Avenue E separating the 500 and 600 blocks on the south side. At the east end, development historically occurred along S. Avenue D, with two houses facing Avenue D to the east (c.1893, 1901). The house to the south was recently demolished and replaced with a new building (Map #32, 2015). Overall, there are nine contributing houses and one non-contributing house on this block. With the double block and no alley along the north side, these lots along W. Jefferson were owned as part of a double-deep lot along W. Washington into the 20<sup>th</sup> century, with parcels divided and houses constructed in the 1950s during the period of later housing demand in Washington. Thus, the houses include three from the period of development from 1885 to 1909 (c.1890, gable-front, Map #34; c.1893, Queen Anne, Map #28; 1901, gambrel roof, Map #27), two from the period of development from 1910 to 1945 (c.1915, Foursquare, Map #36; c. 1921, bungalow, Map #33), and four from the period of development from 1945 to 1969 (all ranch houses, c.1951, Map #30; c.1952, Map #31; c.1958, Map #35; 1959, Map #29).

*600 block of W. Jefferson, Map #37-47*

The 600 block of W. Jefferson Street thus includes the west half of the platted double block on the north side and the regular block on the south side. This block was not the focus of redevelopment in the 1890s and early 1900s, and thus it retains a combination of earlier 19<sup>th</sup> century houses and later 20<sup>th</sup> century houses, resulting in a mix of one story and two story houses. Overall, there are eight contributing and three non-contributing houses on this block. The block includes three gable-front houses that represent the earliest common housing type in Washington (c.1868, Map #47; c.1869, Map #c.1873, Map #40). No extant houses on this block were built in the period from 1885 to 1909. Development resumed on this block in the period from 1910 to 1945, with four extant houses dating to this period (c.1910, bungalow, Map #39, non-contributing due to later additions/modifications; c.1915, Foursquare, Map #45; c.1919, Craftsman, Map #44; c.1921, T-plan, Map #43). Two houses were then built at the west end of the block during the last historic period of development, a ranch around 1957 (Map #46) and a split level house in 1969 (Map #41). Two earlier houses on the north side of the block were later replaced by newer homes, both of which are classified as non-contributing (1978, split level, Map #37; 1988, ranch, Map #38).

*300 block of W. Washington, Map #48-54*

The edge of the downtown extends into the east end of the 300 block of W. Washington Boulevard, and the Washington Downtown Historic District boundary includes these two commercial buildings. Thus, the boundary for the West Side Residential Historic District follows the same parcel lines to include the residential properties and exclude the commercial properties. The seven houses included on this block are all contributing

West Side Residential Historic District

Name of Property

Washington County, Iowa

County and State

properties. While this block was previously developed with first generation houses, this block was redeveloped primarily in the period from 1885 to 1909, with larger modern homes built at this gateway from the downtown into the residential neighborhood along Washington. Four of the extant homes reflect this development, all two-story frame Queen Anne houses (1887, Map #54; 1891, Map #51; 1899, Map #49; 1904, Map #52). One additional house built in 1913 includes elements of both the Foursquare and Queen Anne styles (Map #50). A gable-front Craftsman house was then built on the rear half of the lot at the east end of the block around 1924, when vacant lots in the neighborhood were becoming scarce (Map #48). An earlier house on the south side of the block, not previously replaced, was then replaced by a modern ranch house in 1950 during the last period of historic development of the neighborhood.

#### *400 block of W. Washington, Map #55-63*

The nine houses in the 400 block of W. Washington Boulevard are all contributing properties. The six of the eight houses facing W. Washington date to the period of development and redevelopment from 1885 to 1909, with two houses then built over the next few years and one house built at the rear a lot facing Avenue C during the later period of development from 1945 to 1969 when lots were in high demand in Washington. The block includes four two-story frame Queen Anne houses built in the last decade of the 19<sup>th</sup> century (1891, Map #58; 1891, Map #59; 1893, Map #61; 1900, Map #60). Then, two Colonial Revival houses date to the first decade of the 20<sup>th</sup> century (1903, Map #57; c.1905, Map #56). One house built around 1866 on the east edge of downtown was moved to the lot at the west end of the block in 1910, completely remodeled to the current Classical Revival design (Map #63). A bungalow was then built on the lot to its east around 1915 (Map #62). Finally, the ranch house was built on the rear half of the lot at the east end with the residential development to the south along the side street of Avenue C around 1959 (Map #55).

#### *500 block of W. Washington, Map #64-74*

The 500 and 600 blocks of W. Washington Boulevard were platted as a double block with only a short alley in the eastern portion of the north side of the 500 block. The east end of the block is the 500 block, with large estate properties platted as Out Lots composing the majority of each side of the block historically and their subdivision guiding the development of this block. The James D. Chilcote property was located on Out Lot 3 on the south side, and the Joseph and Elizabeth Keck property was located on the north side (Out Lot 1) with the smaller John and Ella Dodds property to the west (Out Lot 2). The Chilcote house on the south side was later demolished in the 1950s, with this east lot subdivided into two parcels for ranch houses built in 1954 and 1955 along the S. Avenue D block (Map #65, 64). The remainder of the Out Lot to the west was previously subdivided, with the western lot developed with an Italianate house around 1876 (Map #69) and the three middle houses built during the period of neighborhood development from 1885 to 1909. These three houses are frame Queen Anne homes, built from the west end to east end next to the Chilcote house (c.1890, Map #68, 1898, Map #67; 1901, Map #66). The Joseph and Elizabeth Keck House, a brick Second Empire house completed around 1856, remains extant at the east end of the north half of the block facing Avenue D to the east, and it is the earliest extant house in the neighborhood. This estate property was originally Out Lot 1 in the Western Addition platted in 1860, including the corner lot, three lots to the west, and four lots to the north. Out Lot 2 was a similarly large property then to the west of these lots, later subdivided into five lots. The Keck property (Out Lot 1) was subdivided after Joseph Keck's death in 1901, with Out Lot 2 (Dodds property) to the west also included in the new plat. Thus, the development on the north side of the block reflects this history. As noted, the brick Keck House remains at the east end. The Dodds House remains at the west end (c.1875, T-plan, Map #74). Immediately to its east, at the west end of the Keck property, his son built a Queen Anne house in 1897 (Map #73). The two lots later subdivided between the Keck houses were then development over the next two decades, including a late Queen Anne house (1909, Map #72) and a gable-front Craftsman house (c.1914, Map #71). The eleven houses within the 500 block of W. Washington are all contributing properties.

#### *600 block of W. Washington and 200 block of S. Avenue F, Map #75-85*

The 600 block of W. Washington Boulevard is thus the west half of the platted double block in this portion of the neighborhood. No alleys were platted along the either side of the block, with several lots originally extending

West Side Residential Historic District

Name of Property

Washington County, Iowa

County and State

the full depth of the block and garages found along W. Jefferson to the south or W. Main to the north. The eleven houses span all four periods of development in the neighborhood, and they are all counted as contributing properties. The east end of the north side continued the subdivision and development of Out Lot 2 (Dodds property), with two houses built here in the early 20<sup>th</sup> century (c.1908, Foursquare, Map #75; c.1912, bungalow, Map #76). One additional house was then built to the west in 1913 (Classical Revival, Map #77), with the last two lots to the west remaining as the rear part of the Hiram Scofield estate property along W. Main Street. These lots were not developed until this estate property was developed in the 1950s (c.1958, ranch, Map #78; c.1965, ranch, Map #79). The south half of the block was platted as Block 1 in the Southwest Addition in the 1850s, with significant development not occurring until the late 19<sup>th</sup> and early 20<sup>th</sup> century. One earlier side gable house remains near the west end of the block, originally on the east portion of a double lot (c.1876, Map #84). Two Queen Anne houses were then built (1893, Map #80; 1894, Map #83). The earliest bungalow in the neighborhood was built between them in 1909 (Map #81) when the earlier Hollingsworth house burned, with the property divided to have a separate lot to the west and a Craftsman house built there around 1911 (Map #82). The west house remained on its double lot into the 1960s, with the west lot was sold separately and a house built here on one of the few last lots in the neighborhood in 1968 (split level, Map #85).

*700 block of W. Washington and 200 block of S. Avenue F, Map #86-93*

The south side of the 700 block of W. Washington Boulevard consists of two residential properties facing Avenue F to the east at the east end and Sunset Park to the west of these houses. The houses sit on a hill that was originally the site of the 2<sup>nd</sup> United Presbyterian Church, with the property then sold to real estate investors Hiram and William Scofield. The sold a tract of land at the east end to James and Amy Work, with a Queen Anne house then built facing east in 1895 (Map #87). The south part of this tract was then developed by the construction of a smaller Victorian vernacular house for Amy's parents in 1902 (Map #86). The Scofields leased the land they owned to the west to the park association in 1899, and it was purchased and donated to the city as part of Sunset Park in 1904. Thus, the residential and park development occurred simultaneously in this block, and it retains both of these components. The north half of the 700 block of W. Washington was the rear, low portion of the properties along the 700 block of W. Main to the north for many years. This area was filled with dirt at various times, with significant fill and grading to improve this area along this main entry into Sunset Park in 1938. The net result was the creation of buildable lots, and subdivision and construction followed in the 1950s during the period of high demand for residential lots. Five ranch houses were thus built along this stretch in the 1950s, including one clad in brick at the east end (c.1951, Map #91; c. 1952, Map #88; c.1953, Map #89, c.1953, Map #90; c.1954, Map #92). These house are all counted as contributing properties. One last lot at the west end was later subdivided with an A-frame house built here in 1985, which is counted as non-contributing in the historic district (Map #93).

*300 block of W. Main, Map #94-101*

The 300 block of W. Main Street was platted as part of the Original Town plat, with four lots on either side of the street and mid-block alleys running east-west. Three of the houses date from the earliest period of development for the neighborhood, a cross gable house (c.1870, Map #96), a gable-front house (c.1876, Map #95), and a brick Italianate house (c.1877, Map #99). The latter property was built for William Scofield on a double lot, and thus the south side of the block was only ever developed with three houses. The two houses at the west end of the block are both Queen Anne houses built in 1889, among the earliest examples of this style in the neighborhood (Map #98, 101). An earlier house was demolished and a new house built around 1912 on the south side, adding a bungalow to the block (Map #100). A second bungalow was then built across the street on the north side around 1917 (Map #97). With the demand for housing following World War II, the rear of earlier corner lots were often subdivided in Washington, creating a new lot facing the side street. One of the earliest post-World War II houses in town was built at the rear of the corner lot at the east end of the block, completed in 1947 after delays due to material shortages (Map #94). These eight houses on this block are all contributing, representing each of the four periods of development for the neighborhood.



West Side Residential Historic District

Name of Property

Washington County, Iowa

County and State

*400 block of W. Main, Map #102-108*

The 400 block of W. Main Street was platted as the first addition to Washington, following the pattern of the original town with four lots on each side of the block and mid-block alleys. Six of the lots were developed with residences by 1894, with a school located on the lot at the east end of the north side. This old school was replaced by the new high school building in 1899, which spanned both lots at this end of the block. The current houses on the block include an early gable-front house with Gothic Revival influence (c.1868, Map #106) and a Victorian vernacular house (1891, Map #103). Two Queen Anne houses replaced earlier homes in the first decade of the 20<sup>th</sup> century (1903, Map #105; c.1905, Map #107). Likewise, a Foursquare house was built around 1911 (Map #104) and a two-story Craftsman home was built around 1922 (Map #108), both replacing earlier houses. These six houses are contributing properties within the historic district. The high school at the east end of the north side of the block was converted for use as the junior high in 1919 when the new high school was built, and it was used through 1962 when a new junior high school was built to accommodate additional students in the district due to consolidation. This building was then remodeled for administrative offices, and it was demolished in 1967 with plans for a new administrative building on the site. Various issues delayed the construction of this new brick administrative building until 1974 (Map #102), and it is counted as non-contributing within the historic district.

*500 block of W. Main, Map #109-119*

The 500 block of W. Main Street was platted as part of Western Addition in 1860, with the south half of the block including the large corner estate property of Joseph Keck (Out Lot 1) and Dodds property to the west (Out Lot 2). Thus, the south half of the block was not developed until the early 20<sup>th</sup> century after these Out Lots were subdivided and replatted as Keck's Subdivision in 1901 (see 500 block of W. Washington above for additional information). This construction spurred further development on the north half of the block as well. There are currently eleven houses within the 500 block of W. Main Street, all of which are contributing properties. The south half of the block is a double block with the 600 block of W. Main Street (due to the platting of the Out Lots), with only a partial alley at the east end (through the original Keck property, Out Lot 1). Two houses date from the late 19<sup>th</sup> century on the north side of the block, a Second Empire house (c.1892, Map #113) and a side gable house (c.1894, Map #109). A Queen Anne house was then built on a vacant lot in 1902 (Map #111). The new lots created on the south side of the block were then developed over a period of five years, including three Foursquare houses (c.1907, Map #118; 1910, Map #116; c.1911, Map #115), a gable-front house (c.1909, Map #119), and a bungalow (1910, Map #117). The last three vacant lots on the north side were then developed, including a Craftsman house (c.1916, Map #114) and two bungalows (c.1917, Map #110; c.1925, Map #112).

*600 block of W. Main, Map #120-131*

The 600 block of W. Main Street includes the west half of the double block on the south side and the discreet block from S. Avenue E to S. Avenue F on the north side. The block was platted as part of Western Addition in 1860, with earlier parcels included as out lots within the plat. The two east lots on the south side were part of Out Lot 2, subdivided and replatted as part of Keck's Addition in 1901. The four west lots were part of the larger estate property of Hiram Scofield, with his house at the west end at 633 W. Main vacant by early 20<sup>th</sup> century, house finally demolished, and lots redivided and developed in the 1950s. The house at the west end on the north side is the oldest house remaining on the block, also dating from the earliest period of development of the neighborhood (c.1866, gable-front house, Map #131). It is classified as contributing within the historic district. An earlier T-plan house remains on the north side of the block as well, though modifications have classified it as non-contributing (c.1882, Map #126). Four houses were then built in the early 20<sup>th</sup> century, including houses on the two lots in Keck's Addition. These houses included three Queen Anne homes (1902, Map #129; c.1902, Map #130; c.1903, Map #120) and one Foursquare house (1902, Map #121), all of which are contributing. The Scofield property remained undeveloped until after World War II, with houses then built here in the 1950s during the period of demand for housing in Washington. Five ranch houses were built in this period on this block in this period, including one on the north side in 1950 (Map #128) and four on the south

West Side Residential Historic District

Name of Property

Washington County, Iowa

County and State

side (c.1956, Map #125; c.1957, Map #124; c.1958, Map #123, 1959, Map #122). These houses are also classified as contributing properties in the historic district.

*700-900 blocks of W. Main and 100 block of S. Avenue H, Map #132-148*

The 700 block of W. Main Street was platted as the west block within the Western Addition in 1860, with land to the west remaining as rural parcels owned by individual owners in the 800 to 900 blocks. With no platted side streets, the 700 to 900 blocks developed as a long strip of residential development on the west edge of Washington and along the north side of Sunset Park to the south. The land in the 800 to 900 block was then formalized in a plat as Northwest Addition in 1909, for ease of recording transfers and subdividing these parcels within city limits. Houses along this stretch of W. Main Street reflect all four periods of development of the neighborhood. Two of the earliest houses in the historic district remain on this block, a gable-front house built around 1866 (Map #140, contributing) and a Gothic Revival house built around 1868 (Map #137, contributing). Three houses in the 700 block then date to the development in the 1890s, a gable-front house (c.1890, Map #139, contributing), a L-plan house (c.1891, Map #134; non-contributing due to later modifications), and a Queen Anne house (c.1899, Map #136, contributing). A drive was created along the west edge of the Graham property on the south side in the 800 block in 1899 to provide access from W. Main to the newly created Sunset Park and connect with the drives within the park, and the drive was deeded to the city for this purpose in 1904 (now Avenue H). With development of lots on blocks to the east in the early 20<sup>th</sup> century, additional lots in this block remained vacant until the 1910s when three additional houses were built in the 700 block (c.1916, Craftsman, Map #141, contributing; c.1917, Craftsman, Map #133, contributing; c.1919, bungalow, Map #135, contributing). Two houses were then built at the west end of the historic district in 1928, a Dutch Colonial house (Map #146, contributing) and a bungalow (Map #147, contributing). The Graham property was purchased by the park board in 1931, with the buildings removed and area incorporated as a north section for Sunset Park. With the housing demand after World War II, additional lots were developed in this period on this block. Two ranch houses were built on undeveloped lots at the east end (1946, Map #132, contributing; c.1949, Map #138, contributing), and two ranch houses were added further west on the north side (c.1950, Map #143, contributing; 1951, Map #145, contributing). Two lots remained vacant on the north side, with houses built at a later date (c.1973, ranch, Map #144, non-contributing; 1992, gable-front house, Map #142). The larger parcel with the house to the south that then extended into Sunset Park (as opposed to west of the park) was also later subdivided, with a house then built there in 2000 (Map #148, non-contributing).

*Sunset Park*

The description of Sunset Park (Map #150) and its resources is noted at the end of the Narrative Description on page 8. As noted, Sunset Park is counted as a contributing site, and the network of drives and entries as a contributing structure. Throughout the park, a total of 46 individual resources are tabulated, including nine contributing buildings (shelters, restroom), four contributing structures (bridges, retaining wall, play structure), 19 contributing objects (commemorative markers, play equipment), seven non-contributing buildings (later shelters, restrooms, pool building), four non-contributing structures (garden features), and three non-contributing objects (garden features). The resources are specifically identified and tabulated on the table below. No other buildings, structures, objects, or sites warrant tabulation within the district.

West Side Residential Historic District  
 Name of Property

Washington County, Iowa  
 County and State

**List of buildings in the district**

The West Side Residential Historic District is composed of 302 resources, including 193 contributing buildings, one contributing site, six contributing structures, and 20 contributing objects, as well as 75 non-contributing buildings, four non-contributing structures, and three non-contributing objects. No additional buildings, structures, sites, or objects warrant individual tabulation within the district. All buildings noted as contributing are significant historically (as noted with Criterion A) and/or architecturally (as noted with Criterion C) in relation to the district. A building with both historic (A) and architectural (C) significance is a key element in the historic district. These buildings generally have a high degree of integrity that reflects the historic nature of this district. They also reflect certain trends in the history of the district. Building history and information was collected in 2014-2015 during the survey of the west side neighborhood by Rebecca Lawin McCarley (SPARK Consulting), the City of Washington Historic Preservation Commission (Mary Patterson (chair), Tim Johnson, Bryan Kendall, Michael Kramme, Carol Ray), and other volunteers (Joanne Breen, Deb Dieleman, William Fairchild, John Greener, Cindy Guy, June Henderson, Sharon Hough, Dani Kane, Nancy Maguire, Courtney Murphy, Lisa Murphy, Carol Stull, Stacy Sturdevant, Barb Swift, Craig Swift).

**Table of historic resources in West Side Residential Historic District**

| Address<br>State #, Map #, FS #<br>District status   | Historic Name   | significant date/s<br>architectural style/type | Materials of walls, foundations, roof   |
|--|---|--|---|
|  | Original/Historic/Current use<br>History of property  |  | Architectural data (architect/builder,<br>features, modifications), Garage data   |
| 215 W. Jefferson St<br><br>Map #1<br>State #92-00728<br>Field Site #WS-001<br><br>District status:<br>3 contributing buildings<br>(A, C) | <b>Thomas and Ida Berdo House (#1)</b>  | 1939<br>Tudor Revival                          | Walls: frame - wood<br>Foundation: concrete block<br>Roof: side gable roof - asphalt shingles   |
|  | Original use: single family house; Historic use: single family house;<br>Current use: single family house<br>1910-1929 - William and Margaret Cherry (dairy at 301 S. Marion);<br>1929-1934 - owned by Washington National Bank, sold to realtor<br>Thomas Berdo; 1934 - house built on lot for Berdo (one-story hip-<br>roof house); 1939 - new house (Tudor Revival) built for Berdo<br>1939-1957 - Thomas and Ida C. Berdo (realtor), continued to own<br>until 1973/74 but used as rental; second house on lot - used as<br>rental - 1939-1970s                       |  | Architect/builder: -<br>Architectural details: entry vestibule with<br>sloped/flared roof<br>Modifications: Historic: 1934 - second hip-roof<br>one-story house built on lot to southeast first<br>(1B) - then main house (1A) - rental; Non-<br>historic: -<br>Garage: outbuilding and garage?<br>Date: 1910s<br>Walls: wood siding<br>Foundation: concrete<br>Roof: gable front roof - asphalt shingles<br>Notes: noted as "ice house" in 1917, 1931,<br>1943; large sliding doors, bars for hooks on<br>north and south gables |
| 219 W. Jefferson St<br><br>Map #2<br>State #92-00006<br>Field Site #WS-002<br><br>District status:<br>1 contributing building<br>(A)     | <b>Samuel Conner House</b>  | c.1890<br>side gable - 1 1/2 story             | Walls: frame - aluminum<br>Foundation: stone / concrete block<br>Roof: side gable roof - asphalt shingles   |
|  | Original use: single family house; Historic use: single family house;<br>Current use: single family house<br>1873-1890 - Stafford family owned property; 1890 - W.P. Keister;<br>1890-1910s - Samuel Conner (carpenter), also adult children<br>Robert, Minnie, Henrietta<br>1917-1926 - John W. and Lyda Baker (retired), 1926-1939 - owned<br>by Baker heirs and used as rental, Andrew Polis here in 1930/35<br>1930 house value (or rent): \$022<br>1939-1952 - Emma Leppert (widow); 1953-1972 - owned by Thomas<br>and Ida Berdo - used as rental (lived next door) |  | Architect/builder: -<br>Architectural details: front porch with gable<br>Modifications: Historic: -; Non-historic: siding,<br>foundation, chimney<br>Garage: none (rear carport)  |

West Side Residential Historic District

Washington County, Iowa

Name of Property

County and State

| Address<br>State #, Map #, FS #<br>District status  | Historic Name   | significant date/s<br>architectural style/type | Materials of walls, foundations, roof  |
|---|---|--|--|
|   | Original/Historic/Current use<br>History of property  |  | Architectural data (architect/builder,<br>features, modifications), Garage data  |
| <b>310 S. Avenue B</b><br><br>Map #3<br>State #92-00729<br>Field Site #WS-003<br><br>District status:<br>1 contributing building<br>(A)                                     | <b>Thomas and Ida Berdo House (#2)</b>  | c.1957<br>ranch - hip - inset corner           | Walls: frame - aluminum<br>Foundation: concrete block<br>Roof: hip roof - asphalt shingles   |
|   | Original use: single family house; Historic use: single family house;<br>Current use: single family house<br>(part of Lot 4 - Conner/Baker/Leppert property)<br>1953-1974 - owned by Thomas and Ida Berdo - house built for them<br>on south half of lot 4 in 1957, moved here from 215 W. Jefferson  |  | Architect/builder: -<br>Architectural details: inset corner entry,<br>setback attached garage<br>Modifications: Historic: -; Non-historic:<br>windows, siding<br>Garage: attached - one car  |
| <b>215 S. Avenue B</b><br><br>Map #4<br>State #92-00730<br>Field Site #WS-004<br><br>District status:<br>1 contributing building<br>(A, C)                                  | <b>Howard and Elizabeth Wittrig House</b>   | c.1957<br>ranch - hip roof                     | Walls: frame - aluminum<br>Foundation: concrete<br>Roof: hip roof - asphalt shingles   |
|   | Original use: single family house; Historic use: single family house;<br>Current use: single family house<br>(part of Lot 8 property - corner house at 302 W. Jefferson)<br>1956-1957 - contractor Donald S. Foss owned parcel, built house;<br>1958-1970s - Howard L. and Elizabeth Wittrig (retired farmer)   |  | Architect/builder: Foss, Donald (contractor)<br>Architectural details: horizontal 2/2 wood<br>windows, picture window, corner windows,<br>carport/garage<br>Modifications: Historic: -; Non-historic: -<br>Garage: attached - one car with carport   |
| <b>302 W. Jefferson St</b><br><br>Map #5<br>State #92-00459<br>Field Site #WS-005<br><br>District status:<br>1 contributing building<br>(A)                                 | <b>Albert H. and Elizabeth Wallace House</b>  | c.1873<br>side gable - 1 story                 | Walls: frame - vinyl<br>Foundation: stone<br>Roof: side gable roof - asphalt shingles  |
|   | Original use: single family house; Historic use: single family house;<br>Current use: single family house<br>1873-1887 - Albert H. and Elizabeth Wallace (lumber yard); 1887-<br>1894 - Rev. Isaac and Mary (Cameron) Laughead; 1894-c.1900 -<br>Mary Laughead, also mother Elizabeth Cameron lived here through<br>1903<br>1900s - owned by Mary Brown Bailey, 1909-1917 - owned by James<br>and Margaret Bailey - used as rental, 1917-1924 - owned by Ida<br>(Bailey) Bateman - used as rental; 1924-1935 - John W. and<br>Barbara Cox (mechanic)<br>1930 house value (or rent): \$3000<br>1935-1951 - Walter F. and Mary Messer (agent for oil co), 1951-1959<br>- owned by Tina Holt - used as rental; 1959-1960s - Orley Page<br>(retired), 1970s - Roy and May Page (Coffee Car) |  | Architect/builder: -<br>Architectural details: bay window, entry hood,<br>side porch<br>Modifications: Historic: -; Non-historic: siding,<br>windows, garage addition<br>Garage: attached (rear addition) - one car  |
| <b>308 W. Jefferson St</b><br><br>Map #6<br>State #92-00159<br>Field Site #WS-006<br><br>District status:<br>1 contributing building<br>(A), 1 non-contributing<br>building | <b>Alexander and Mary Gibson House</b>  | c.1898<br>Queen Anne                           | Walls: frame - vinyl<br>Foundation: stone<br>Roof: combination hip/gable roof - asphalt<br>shingles  |
|   | Original use: single family house; Historic use: single family house;<br>Current use: single family house<br>1898-1905 - Alexander and Mary Gibson (retired farmer)<br>1905-1910s - Mary Gibson, also lodgers; 1918-c.1935 - Henderson<br>Wallace (retired), sisters Annie Wallace, Jennier Brashear, also<br>niece Minnie Stein; 1936-1945 - owned by Minnie Stein Beach,<br>used as rental<br>1930 house value (or rent): \$4000<br>1945-47 - Bessie Palmer, 1947-1952 - H.M. Smith, 1952-1968 -<br>owned by Coralie T. Bailey - used as rental; 1968-1976 - Cecil H.<br>and Colleen Bruns - lived here then used as rental in 1970s  |  | Architect/builder: -<br>Architectural details: bay window, fishscale<br>shingles in gables<br>Modifications: Historic: -; Non-historic: siding,<br>windows<br>Garage: detached metal - two car<br>Date: 1985<br>Walls: metal siding<br>Foundation: concrete<br>Roof: gable front roof - asphalt shingles |



West Side Residential Historic District

Washington County, Iowa

Name of Property

County and State

| Address<br>State #, Map #, FS #<br>District status   | Historic Name  | significant date/s<br>architectural style/type        | Materials of walls, foundations, roof   |
|--|--|---|---|
|  | Original/Historic/Current use<br>History of property   |   | Architectural data (architect/builder,<br>features, modifications), Garage data   |
| <b>314 W. Jefferson St</b><br><br>Map #7<br>State #92-00731<br>Field Site #WS-007<br><br>District status:<br>2 non-contributing buildings (age)                          | <b>Raphael and Linda Gonshorowski House</b>  | 1985 split level                                      | Walls: frame - vinyl, permastone<br>Foundation: concrete<br>Roof: hip roof - asphalt shingles   |
|  | Original use: single family house; Historic use: single family house; Current use: single family house (earlier house - owned by Elizabeth E. Young from 1903 to 1911, Sarah Anderson from 1911-1928, Homer Roth in 1938-1929, and then Norman P. and Estella Schilling from 1936 to 1985) 1985 - lot bought by Raphael and Linda Gonshorowski - house built for Linda's parents, Robert and Malvey - then used as rental  |   | Architect/builder: -<br>Architectural details: split level design, overhanging upper story sections, recessed entry/lower sections<br>Modifications: Historic: -; Non-historic: -<br>Garage: detached frame - one car<br>Date: 1986<br>Walls: vinyl siding<br>Foundation: concrete<br>Roof: hip roof - asphalt shingles   |
| <b>320 W. Jefferson St</b><br><br>Map #8<br>State #92-00424<br>Field Site #WS-008<br><br>District status:<br>1 contributing building (A, C), 1 non-contributing building | <b>Fred L. and Nellie Stewart House</b>  | c.1904 Queen Anne                                     | Walls: frame - vinyl<br>Foundation: stone<br>Roof: combination hip/gable roof - asphalt shingles  |
|  | Original use: single family house; Historic use: single family house; Current use: single family house 1904-1957 - Fred L. and Nellie F. Stewart (hardware store from 1892-1950, vp of National Bank in 1939, chair by 1953) 1930 house value (or rent): \$5000 1958-c.1964 - Nellie F. Stewart (widow); 1965-1995 - Henry Donald and Audrey B. Birlingmair (tech for Iowa Southern Utilities)   |   | Architect/builder: -<br>Architectural details: turret, wrap around porch, decorative windows, bay window, oriel window, dentils, flared second story siding<br>Modifications: Historic: -; Non-historic: siding (2015)<br>Garage: detached frame - three car<br>Date: 2012<br>Walls: vinyl siding<br>Foundation: concrete<br>Roof: side gable roof - asphalt shingles       |
| <b>303 W. Jefferson St</b><br><br>Map #9<br>State #92-00732<br>Field Site #WS-009<br><br>District status:<br>2 contributing buildings (A, C)                             | <b>Kos-Polis House</b>   | c.1916, 1938 moved to this lot bungalow - gable front | Walls: frame - vinyl<br>Foundation: concrete block - rusticated, some plain<br>Roof: gable-front - asphalt shingles   |
|  | Original use: single family house; Historic use: single family house; Current use: single family house (earlier one-story house on this lot - owned by brothers Wellington W. Bidwell and Horatio S. Bidwell from 1903-1937, house demolished in 1938 to clear lot for new house) c.1916 - house built at 202 E. 5th St for Charles Hays, sold to Ed Hartman in 1917, sold to William and Millie Kos in January 1919; 1919-1938 - William and Millie Kos (building carpenter); 1938 - Millie died, work to create N. 2nd Ave overpass to south 1930 house value (or rent): \$(4000) 1938 - Kos house moved to site of Bidwell brothers' house - cleared; 1938-1943 - Andrew C. and Annie Polis (laborer for road maintenance) (seamstress); 1943-1983 - owned by Robert A. and Mary Katherine Acheson - used as rental |   | Architect/builder: -<br>Architectural details: triangular brackets, wood 5/1 and 4/1 windows<br>Modifications: Historic: -; Non-historic: siding<br>Garage: detached frame - one car<br>Date: 1920s<br>Walls: wood shiplap siding<br>Foundation: concrete<br>Roof: gable front roof - asphalt shingles<br>Notes: 4 light wood window, sliding garage door                   |
| <b>313 W. Jefferson St</b><br><br>Map #10<br>State #92-00420<br>Field Site #WS-010<br><br>District status:<br>2 contributing buildings (A, C)                            | <b>Elmira Mather House</b>   | 1873, c.1900 T-plan                                   | Walls: frame - vinyl<br>Foundation: stone<br>Roof: cross gable - asphalt shingles   |
|  | Original use: single family house; Historic use: single family house, two family house; Current use: single family house 1873-1893 - Elmira Mather (widow of John, retired farmer); 1894-1896 - Grecia Wilkin, sister of D.H. Logan 1896-1920s - David J. and Madora Patterson (retired farmer, landlord); 1920s-1951 - Madora Patterson owned/lived here - also tenants here 1930 house value (or rent): \$3200 1951-1958 - owned by Robert J. Patterson - used as rental; 1958-1997 - owned by Patterson family and used as rental   |   | Architect/builder: -<br>Architectural details: square bay window, east side porches, rear porches<br>Modifications: Historic: 1890s - porch on east side, rear addition; Non-historic: siding, windows<br>Garage: detached frame - one car<br>Date: 1920s<br>Walls: vinyl siding<br>Foundation: concrete<br>Roof: hip roof - asphalt shingles<br>Notes: 4-light wood window |

West Side Residential Historic District

Washington County, Iowa

Name of Property

County and State

| Address<br>State #, Map #, FS #<br>District status  | Historic Name  | significant date/s<br>architectural style/type | Materials of walls, foundations, roof  |
|---|--|--|--|
|   | Original/Historic/Current use<br>History of property   |  | Architectural data (architect/builder,<br>features, modifications), Garage data  |
| <b>317 W. Jefferson St</b><br><br>Map #11<br>State #92-00421<br>Field Site #WS-011<br><br>District status:<br>2 contributing buildings<br>(A, C)  | <b>Thomas J. and Jeannette McElhinney House</b>  | c.1907<br>Shingle style (gambrel roofs)        | Walls: frame - wood, wood shingles<br>Foundation: stone<br>Roof: gambrel roof - asphalt shingles   |
|   | Original use: single family house; Historic use: single family house;<br>Current use: single family house<br>(earlier house - David and Mary Logan)<br>1902-1930s - Thomas J. and Jeanette McElhinney (McElhinney Drug<br>Company, McElhinney Furniture, retired by 1917), rental by 1940<br>1930 house value (or rent): \$2500<br>1943-1967 - Frank M. and Rachel H. Longwell (painter, interior<br>decorator); 1967-1991 - Lester H. and Dorothy M. Luckenbill   |  | Architect/builder: -<br>Architectural details: gambrel roof, bay<br>window, dormer, inset front porch, wood<br>shingles, wood siding, wood windows<br>Modifications: Historic: -; Non-historic: c.1985<br>- rear addition<br>Garage: detached frame - one car<br>Date: 1910s<br>Walls: vertical wood boards<br>Foundation: concrete<br>Roof: gable roof - asphalt shingles<br>Notes: 4-light wood window, sliding/hinged<br>barn doors, two-story form |
| <b>321 W. Jefferson St</b><br><br>Map #12<br>State #92-00733<br>Field Site #WS-012a<br><br>District status:<br>2 contributing buildings<br>(A, C)   | <b>Sarah Brokaw House</b>  | 1895<br>Queen Anne                             | Walls: frame - aluminum<br>Foundation: stone<br>Roof: cross gable - metal (steel)  |
|   | Original use: single family house; Historic use: two family house;<br>Current use: two family conversion<br>1895-1908 - Sarah D. Brokaw (widow of George Brokaw, early dry<br>goods merchant)<br>1909-1917 - Robert D. and Ann McFarlane (retired), also daughter<br>Cora Blanche McFarlane, who continued to own until 1923; 1920-23<br>- part rent by T.J. Dempsey, then bought in 1923; 1923-c.1929 -<br>Thomas J. and Mary Dempsey (retired), 1929-1949 - Mary Demsey<br>1930 house value (or rent): \$3000<br>1950-1961 - Ralph and Mildred Lytle; 1961-1964 - Robert A.<br>Kennedy; 1964-1969 - Gerald and Martha Hahn - used as rental;<br>1969-1970s - Frank M. and Rachel H. Longwell |  | Architect/builder: -<br>Architectural details: bay window<br>Modifications: Historic: -; Non-historic: siding,<br>roof (2016)<br>Garage: detached frame - two car<br>Date: 1920s<br>Walls: vertical wood siding<br>Foundation: concrete<br>Roof: gable front roof - asphalt shingles<br>Notes: Craftsman bracing applied in gables,<br>4/4 windows, historic garage doors  |
| <b>314 W. Madison St</b><br><br>Map #13<br>State #92-00806<br>Field Site #WS-012b<br>(WS-147)<br><br>District status:<br>1 contributing building<br>(A, C), 1 non-<br>contributing building | <b>Alexander and Elizabeth Duff House</b>  | 1901<br>Queen Anne / Foursquare                | Walls: frame - wood<br>Foundation: stone<br>Roof: hip roof - asphalt shingles  |
|   | Original use: single family house; Historic use: single family house;<br>Current use: single family house<br>(1868-1901 - earlier house owned by Alexander and Elizabeth Duff -<br>owned Lots 5-6)<br>1901 - new house built on Lot 6 for A. Duff - Alexander Duff (d.1903),<br>wife Elizabeth Duff (d.1904), and daughter Margaret Duff<br>(bookkeeper, d.1935); 1904-1935 - Margaret Duff (bookkeeper,<br>retired)<br>1930 house value (or rent): \$3000<br>1935 - Oral and Goldie Mayo moved here - bought in 1939 - then to<br>farm in 1940 - used as rental - then moved back by 1952 - owned<br>and lived here until 1969  |  | Architect/builder: -<br>Architectural details: decorative gables on<br>overall cubical form, front porch, 1/1 windows<br>Modifications: Historic: -; Non-historic: c.1974<br>- rear addition<br>Garage: detached frame - three car<br>Date: 1974<br>Walls: permastone / aluminum siding<br>Foundation: concrete<br>Roof: side gable roof - asphalt shingles  |
| <b>320 W. Madison St</b><br><br>Map #14<br>State #92-00807<br>Field Site #WS-012c<br>(WS-148)<br><br>District status:<br>1 contributing building<br>(A, C), 1 non-<br>contributing building | <b>Agnes C. Stewart House</b>  | 1901<br>Foursquare                             | Walls: frame - vinyl<br>Foundation: stone<br>Roof: hip roof - asphalt shingles   |
|   | Original use: single family house; Historic use: single family house;<br>Current use: single family house<br>(1868-1901 - lot owned with Duff property to east)<br>1901-c.1909 - Agnes C. Stewart (widow of farmer David Frank<br>Stewart), also daughter Mary Lynne Logan and her husband David<br>H. Logan (Democrat editor), moved to CO but owned until 1913 -<br>used as rental; 1913-1920s - W.A. and Mary Carson (retired farmer)<br>1929-30 - owned by Washington National Bank; 1931-1947 - Lloyd<br>and Elsie Little (Little Transfer & Storage); 1947-1959 - Fred and<br>Emma Newhart; 1959-1970s - Glen O. and Leota Ferne Davis   |  | Architect/builder: -<br>Architectural details: hip-roof dormers, porch,<br>wood windows<br>Modifications: Historic: -; Non-historic: siding<br>Garage: detached frame - garage/shop<br>Date: 1994<br>Walls: vinyl siding<br>Foundation: concrete<br>Roof: gambrel roof - asphalt shingles  |

West Side Residential Historic District

Washington County, Iowa

Name of Property

County and State

| Address<br>State #, Map #, FS #<br>District status  | Historic Name   | significant date/s<br>architectural style/type | Materials of walls, foundations, roof   |
|---|---|--|---|
|   | Original/Historic/Current use<br>History of property  |  | Architectural data (architect/builder,<br>features, modifications), Garage data   |
| <b>319 S. Avenue C</b><br><br>Map #15<br>State #92-00429<br>Field Site #WS-013a<br>(WS-149)<br><br>District status:<br>1 contributing building<br>(A, C)                  | <b>Frank E. and Margaret A. Swift House</b>   | c.1895<br>Queen Anne                           | Walls: brick<br>Foundation: stone<br>Roof: combination hip/gable roof - asphalt shingles  |
|   | Original use: single family house; Historic use: single family house - tenants, rental; Current use: two family conversion<br>1892-1905 - Frank E. and Margaret A. Swift (brick and tile works owner, inventor/salesman for Swift Furnace Kiln); note in Oct 1895 Journal that Frank Swift is building two of the neatest new two-story brick houses in the southwest part of town<br>1905-1923 - Thomas J. and Marie Dempsey (retired); 1923-24 - Myrtle Cavin, 1924-25 - M.M. Nicholson, 1925-26 - Charles France, 1926-27 - E.O. Newell, 1928-1943 - W.W. and May McFarland (retired) - used as rental property<br>1943-1961 - owned by John Erlenbush - used as rental (David B. Thompson listed here); 1961-1970s - owned by Leland E. and Mary E. Jeffries and used as rental (Richard W. Schuck living here)   |  | Architect/builder: -<br>Architectural details: windows with decorative hoods, porch, decorative brickwork<br>Modifications: Historic: 1920s - porch, second story on rear wing; Non-historic: windows<br>Garage: (c.1895 - detached brick - two car - demolished in Oct 2015)<br>Date:<br>Walls:<br>Foundation:<br>Roof:<br>Notes: (wood doors, decorative brickwork) |
| <b>315 S. Avenue C</b><br><br>Map #16<br>State #92-00428<br>Field Site #WS-013b<br>(WS-150)<br><br>District status:<br>2 contributing buildings<br>(A, C)                 | <b>William C. and Emily Runyon House</b>  | c.1895<br>Queen Anne                           | Walls: brick<br>Foundation: stone<br>Roof: combination hip/gable roof - asphalt shingles  |
|   | Original use: single family house; Historic use: two family house; Current use: three family conversion<br>1892-1901 - parcel owned by Swift with house to south; note in Oct 1895 Journal that Frank Swift is building two of the neatest new brick houses in the southwest part of town<br>1901-1910 - William S. and Emily Swift; 1910-1941 - David H. and Martha Wallingford (retired)<br>1930 house value (or rent): \$4000<br>1941-43 - Margaret W. Catlett; 1943-1954 - Margaret E. Munster (duplex); 1954-1968 - Rev. Henri W. Munster (duplex); 1968-1980 - Margaret (Munster) Zach  |  | Architect/builder: -<br>Architectural details: decorative brickwork, decorative gables, wood 1/1 windows, porch<br>Modifications: Historic: -; Non-historic: -<br>Garage: detached frame - two car<br>Date: 1910s<br>Walls: board and batten wood siding<br>Foundation: concrete (no slab)<br>Roof: gable front roof - asphalt shingles                               |
| <b>311 S. Avenue C</b><br><br>Map #17<br>State #92-00427<br>Field Site #WS-013c<br><br>District status:<br>1 contributing building<br>(A, C), 1 non-contributing building | <b>James and Martha Gordon House</b>  | c.1911<br>Foursquare                           | Walls: frame - wood<br>Foundation: stone<br>Roof: hip roof - asphalt shingles   |
|   | Original use: single family house; Historic use: single family house; Current use: single family house<br>(1860s-1911 - owned as part of lot with house to north)<br>1911 - parcel bought by R.G. Jones - house likely built, 1912-1923 - James and Martha Gordon (retired); 1923-1943 - Martha Gordon, also daughter Ella Gordon<br>1930 house value (or rent): \$4000<br>1943-1955 - Lee W. and Anna Gordon; 1955-1968 - Anna Gordon; 1968-1970s - Harry Kirtley  |  | Architect/builder: -<br>Architectural details: front porch, oriel windows, dormers, cubical form<br>Modifications: Historic: -; Non-historic: -<br>Garage: detached frame - two car<br>Date: 1993<br>Walls: vinyl siding<br>Foundation: concrete<br>Roof: side gable roof - asphalt shingles  |
| <b>305 S. Avenue C</b><br><br>Map #18<br>State #92-00155<br>Field Site #WS-014<br><br>District status:<br>1 contributing building<br>(A, C)                               | <b>Andrus-Barratt House (Kurtz House)</b>   | c.1867-69<br>Italianate                        | Walls: brick<br>Foundation: stone<br>Roof: hip roof - asphalt shingles  |
|   | Original use: single family house; Historic use: single family house; Current use: single family house<br>1850s-1869 - Vincent and Nancy Andrus (dry goods); 1869-1875 - Milton and Caroline Barratt (lumber yard); 1875-1891 - Hugh and Catharine Smith (dry goods, retired); 1891-1900 - Belle J. Smith, mother Catharine Smith also lived here<br>1900-1902 - Lafayette Coop; 1902-1909 - Peter and Elizabeth Courter (retired farmer, Henry Co); 1909-1916 - owned by Edward E. Durst, Barzelle Matthews rented (retired farmer); 1916-1943 - John F. and Dora Kurtz (butcher - Kurtz Royal Market)<br>1930 house value (or rent): \$3000<br>1943-44 - Coralie T. Briley, 1944-45 - L.W. and Chorience Kirkpatrick; 1945-1963 - George W. and Alice M. Manussier (retired); 1964-1972 - Alice Manussier; 1972-1978 - H. Ernest and Frances A. Lund; 1978-1989 - Ken and Irene Bakehouse |  | Architect/builder: -<br>Architectural details: brick pilasters, cubical form, 4/4 wood windows with segmental arch lintels, rear one-story addition with mansard roof<br>Modifications: Historic: 1920s - rear section converted for use as garage; Non-historic: -<br>Garage: attached - one car (remodeled rear section - 1920s)                                    |

West Side Residential Historic District

Washington County, Iowa

Name of Property

County and State

| Address<br>State #, Map #, FS #<br>District status  | Historic Name   | significant date/s<br>architectural style/type             | Materials of walls, foundations, roof   |
|---|---|--|---|
|   | Original/Historic/Current use<br>History of property  |  | Architectural data (architect/builder,<br>features, modifications), Garage data   |
| <b>411 W. Jefferson St</b><br><br>Map #19<br>State #92-00422<br>Field Site #WS-015<br><br>District status:<br>1 contributing building<br>(A, C) | <b>Horace W. and Constance Russel House</b>   | c.1923<br>bungalow - gable front                           | Walls: frame - wood shingles<br>Foundation: concrete block - rusticated<br>Roof: gable-front - asphalt shingles   |
|   | Original use: single family house; Historic use: single family house;<br>Current use: single family house<br>(1860s-1923 - owned as part of lot with house to east)<br>1923-1935 - Horace and Constance Russel (retired); 1935 - Forrest M. Jennings; 1938-1941 - Ray M. and Mildred Whitehead (bank teller)<br>1930 house value (or rent): \$4000<br>1941-1953 - Elizabeth Peiffer (widow); 1953-1965 - Beatrice Wagner (widow), 1965-1975 - Marion and Ruby Thompson (retired)  |  | Architect/builder: -<br>Architectural details: wood shingle siding, front porch, wood multi/single windows, bay window, dormer<br>Modifications: Historic: -; Non-historic: -<br>Garage: none   |
| <b>415 W. Jefferson St</b><br><br>Map #20<br>State #92-00423<br>Field Site #WS-016<br><br>District status:<br>2 contributing buildings<br>(A)   | <b>Belle Smith House</b>  | 1900<br>Queen Anne   | Walls: frame - vinyl siding<br>Foundation: stone<br>Roof: cross gable - metal (steel)   |
|   | Original use: single family house; Historic use: single family house;<br>Current use: single family house<br>(1875-1891 - part of Hugh Smith's property, house at corner to east, inherited by daughter Belle Smith, lived in corner house), 1900 - new house built here on Lot 3 to west of family home for Belle Smith and her mother Catharine Smith<br>1900-1916 - Belle Smith; 1916-1944 - Charles and Myrtle (Morton) Speer (meat market), rented out house by 1935<br>1930 house value (or rent): \$4000<br>1944-1950 - W.S. and Jennie V. Eldridge; 1950-1954 - Harold C. and Frieda M. Miller; 1954-1961 - Charles E. and Evelyne T. Lawson; 1961-1969 - James W. and Sherri K. Stalder; 1970-74 - Sherri K. and Carroll F. Hershberger; 1974-78 - Thomas & Diane Ganson |  | Architect/builder: -<br>Architectural details: front porch, cross gable form, gables with wood shingles<br>Modifications: Historic: -; Non-historic: siding, roof (2016)<br>Garage: detached frame - two car<br>Date: 1950<br>Walls: vinyl siding<br>Foundation: concrete<br>Roof: gable front roof - asphalt shingles        |
| <b>302 S. Avenue D</b><br><br>Map #21<br>State #92-00430<br>Field Site #WS-017<br><br>District status:<br>2 contributing buildings<br>(A, C)    | <b>William A. and Sarah J. Wilson House</b>   | c.1895<br>Queen Anne                                       | Walls: frame - aluminum siding<br>Foundation: stone<br>Roof: combination hip/gable roof - asphalt shingles  |
|   | Original use: single family house; Historic use: single family house;<br>Current use: single family house<br>1893-1919 - William A. and Sarah (Sadie) (Smith) Wilson (telephone co owner)<br>1919-1930 - owned by R. Sherm White and wife - Mrs. White here in 1920, then used as rental?; 1930-1939 - owned by W.W. McFarland estate - May McFarland et al - used as rental<br>1939-1941 - Ray and Dora Tracy (tourist home here); 1940s - Ina McDowell (McDowell's Tourist Home); Thea Holt; 1951-1977 - Eva M. Robertson (widow)   |  | Architect/builder: -<br>Architectural details: front porch, tower, bay windows, oriel window, wood brackets, decorative windows<br>Modifications: Historic: -; Non-historic: siding<br>Garage: detached frame - two car<br>Date: 1960<br>Walls: wood siding<br>Foundation: concrete<br>Roof: hip roof - asphalt shingles      |
| <b>215 S. Avenue C</b><br><br>Map #22<br>State #92-00734<br>Field Site #WS-018<br><br>District status:<br>2 contributing buildings<br>(A, C)    | <b>Dayton H. and Irene Ballard House</b>  | c.1868<br>gable-front - 1 1/2 story (Victorian vernacular) | Walls: frame - wood siding<br>Foundation: stucco (brick?)<br>Roof: gable-front - asphalt shingles   |
|   | Original use: single family house; Historic use: single family house, some tenants in 1930s-40s; Current use: single family house<br>1867-1870 - Dayton H. and Irene Ballard (hardware store); 1870-1874 - J.S. and C.V. McClellan; 1874-1877 - Garret A. and Elizabeth Garretson (grocer); 1880-1895 - Mary Cowden (widow)<br>1895-1926 - James D. and Cora Glasgow (drug store, mayor, retired); 1926-1933 - owned by Glasgow relatives, used as rental; 1933-1947 - Cora A. Glasgow, also tenants<br>1930 house value (or rent): \$025<br>1947-1956 - Al and De Ina Ruth Logan; 1956-1958 - Carrie Sump (widow); 1958-1969 - John F. and Jennie M. Rittenhouse (retired); 1969-73 - owned by M. John and Ruth M. Owen  |  | Architect/builder: -<br>Architectural details: 4/4 wood windows, bay window, 1920s porch, gable-front form<br>Modifications: Historic: side dormers, 1920s - front porch; Non-historic: -<br>Garage: detached frame outbuilding<br>Date: 1920s<br>Walls: board and batten siding<br>Roof: gable front roof - asphalt shingles |

West Side Residential Historic District

Washington County, Iowa

Name of Property

County and State

| Address<br>State #, Map #, FS #<br>District status   | Historic Name  | significant date/s<br>architectural style/type        | Materials of walls, foundations, roof  |
|--|--|---|--|
|  | Original/Historic/Current use<br>History of property   |   | Architectural data (architect/builder,<br>features, modifications), Garage data  |
| <b>221 S. Avenue C</b><br><br>Map #23<br>State #92-00425<br>Field Site #WS-019<br><br>District status:<br>1 contributing building<br>(A, C), 1 non-<br>contributing building | <b>Harry and Belle Shrader<br/>House (#1)</b>  | c.1897 (or 1910s?)<br>Shingle style? (or Foursquare?) | Walls: frame - wide wood siding/shingles<br>Foundation: stone<br>Roof: hip roof - asphalt shingles   |
|  | Original use: single family house; Historic use: single family house;<br>Current use: single family house<br>(earlier house - 1878-1897 - Albert and Viola Phelps)<br>1897-1915 - Harry and Belle Shrader (contractor/carpenter); 1915-<br>1932 - William and Jennie Eldridge (real estate)<br>1930 house value (or rent): \$6000<br>1932-1944 - owned by Carl J. Roberts, rented to William and Hulda<br>Barth (agent for Phillip Petroleum Corp); 1944-1973 - William and<br>Hulda Barth; 1974-2010s - Ronald and Dorothy Allison  |   | Architect/builder: Shrader, Harry (contractor)<br>Architectural details: front porch, oriel<br>windows, bay window, dormers, decorative<br>windows<br>Modifications: Historic: 1940s/50s - siding;<br>Non-historic: -<br>Garage: detached frame - three car<br>Date: 1970s<br>Walls: vertical T111 wood siding<br>Foundation: concrete<br>Roof: side gable roof - asphalt shingles |
| <b>414 W. Jefferson St</b><br><br>Map #24<br>State #92-00735<br>Field Site #WS-020<br><br>District status:<br>2 contributing buildings<br>(A)                                | <b>John W. and Emma A.<br/>Morton House</b>  | c.1889<br>Queen Anne                                  | Walls: frame - vinyl siding<br>Foundation: stone<br>Roof: combination hip/gable roof - asphalt<br>shingles   |
|  | Original use: single family house; Historic use: two-three family home<br>by 1940s, then four by 1950s/60s; Current use: four family<br>conversion<br>1889-1926 - John W. and Emma Alice Morton (also 8+ children)<br>(insurance agent, retired)<br>1926-1935 - owned by Morton heirs - used as rental<br>1930 house value (or rent): \$030<br>1940-1955 - Jessie B. Stewart (nurse, landlady) - converted to four<br>units in 1940; 1955-1974 - owned by Alice W. and Ethel M<br>Eichelberger, used as apartments (3-4 units)   |   | Architect/builder: -<br>Architectural details: front porch, wood<br>shingles on gables<br>Modifications: Historic: converted to<br>apartments; Non-historic: windows, siding<br>Garage: detached frame - two care<br>Date: 1910s<br>Walls: board and batten siding<br>Roof: gable front roof - asphalt shingles<br>Notes: sliding wood doors                                       |
| <b>220 S. Avenue D</b><br><br>Map #25<br>State #92-00736<br>Field Site #WS-021<br><br>District status:<br>1 contributing building<br>(A)                                     | <b>Hannah Marshall House</b>   | c.1868<br>gable-front - 1 1/2 story                   | Walls: frame - vinyl siding<br>Foundation: concrete block - rusticated<br>(replaced brick?)<br>Roof: gable-front - asphalt shingles  |
|  | Original use: single family house; Historic use: single family house -<br>rental; Current use: single family house<br>1867-1879 - Hannah Marshall (widow), also daughter Sarah; 1879 -<br>Naomi Maxwell; 1880-1901 - Martha (Mattie) Montgomery (widow)<br>(appear to have built small house to north for rental income)<br>1901-1917 - John and Julia Gray; 1918-1924 - Julia Gray (widow)<br>(property also owned by daughters Eva Sage and Tena Hoxworth);<br>1925-1970 - owned by Christena Hoxworth - lived here in 1930,<br>then used as rental<br>1930 house value (or rent): \$2000<br>1940s-60s - house rented to William A. and Blanche Bealer; 1970-<br>1995 - Clarence R. and Olive A. Goodwin   |   | Architect/builder: -<br>Architectural details: front porch<br>Modifications: Historic: -; Non-historic:<br>windows, siding<br>Garage: none   |
| <b>214 S. Avenue D</b><br><br>Map #26<br>State #92-00737<br>Field Site #WS-022<br><br>District status:<br>2 contributing buildings<br>(A)                                    | <b>Montgomery Rental House</b>   | c.1885<br>gable front - 1 story                       | Walls: frame - wood siding<br>Foundation: stone<br>Roof: gable-front - asphalt shingles  |
|  | Original use: single family house - rental; Historic use: single family<br>house - rental; Current use: single family house - rental<br>1867-1879 - Hannah Marshall (widow) (owned all of Lot 5, lived in<br>house to south); 1880-1901 - Martha (Mattie) Montgomery (widow) -<br>appears to have built this small house for family or for rental income<br>- lived in corner house to south - built pre-1894<br>1901-1917 - owned by John and Julia Gray, used as rental (lived to<br>south); 1918-1924 - owned by Julia Gray (widow) - lived to south<br>and used this house as rental (property also owned by daughters<br>Eva Sage and Tena Hoxworth);<br>1930 house value (or rent): \$004<br>1925-1970 - owned by Christena (Gray) Hoxworth - used as rental;<br>1930 - rented by Jennie Paul (widow); 1940s - rented by Verle &<br>Golda Brinning; 1950s-60s - rented by I.R. and Jennie Mitchel;<br>1970-1995 - Clarence & Olive Goodwin - sold off parcel in 1985 |   | Architect/builder: -<br>Architectural details: front porch<br>Modifications: Historic: -; Non-historic:<br>windows<br>Garage: detached frame - two car<br>Date: 1920s<br>Walls: board and batten siding<br>Roof: hip roof - asphalt shingles<br>Notes: sliding wood doors, small<br>windows/openings   |

West Side Residential Historic District

Washington County, Iowa

Name of Property

County and State

| Address<br>State #, Map #, FS #<br>District status  | Historic Name  | significant date/s<br>architectural style/type         | Materials of walls, foundations, roof   |
|---|--|--|---|
|   | Original/Historic/Current use<br>History of property   |  | Architectural data (architect/builder,<br>features, modifications), Garage data   |
| <b>215 S. Avenue D</b><br><br>Map #27<br>State #92-00738<br>Field Site #WS-023<br><br>District status:<br>2 contributing buildings<br>(A, C)    | <b>Edward C. and Gertrude Carris House</b>   | 1901<br>gambrel-front<br>(Foursquare/Colonial Revival) | Walls: frame - wood siding<br>Foundation: concrete block<br>Roof: gambrel-front - asphalt shingles  |
|   | Original use: single family house; Historic use: single family house;<br>Current use: single family house<br>1903-1958 - Edward C. and Gertrude Carris (drug store, inventor of match box/safe, manufacture of match safe and other job work, 1920s-1951 - Carris Manufacturing Company)<br>1930 house value (or rent): \$4000<br>1959-2010s - Marvin L. and Patricia A. McClure (West End Grocery, salesman at Yoder Foods)   |  | Architect/builder: -<br>Architectural details: gambrel roof, front porch, oriel windows, dormers<br>Modifications: Historic: -; Non-historic: foundation?, some windows<br>Garage: detached frame - two car<br>Date: 1967<br>Walls: vinyl siding<br>Foundation: concrete<br>Roof: gable front roof - asphalt shingles             |
| <b>221 S. Avenue D</b><br><br>Map #28<br>State #92-00739<br>Field Site #WS-024<br><br>District status:<br>2 contributing buildings<br>(A, C)    | <b>Seneca B. and Nora Dewey House</b>  | c.1893<br>Queen Anne                                   | Walls: frame - asbestos<br>Foundation: stone (stucco clad)<br>Roof: cross gable - asphalt shingles  |
|   | Original use: single family house; Historic use: single family house;<br>Current use: single family house<br>(earlier home here - Ralph Dewey - 1860s-1885, then son S.B. Dewey); 1890/1893 - notes on house built for S.B. Dewey; 1893-1915 - Seneca B. and Sarah Elinora (Nora) Dewey (retired jeweler, park commission member)<br>1915-1934 - Louisa Libe (widow)<br>1930 house value (or rent): \$4000<br>1941 - bought by Rebecca Laubach, here in 1940s, married Ralph Nicholson, 1950s-1989 - Ralph and Rebecca Nicholson (The Party Store) |  | Architect/builder: (Shrader, Harry?)<br>Architectural details: bay windows, front porch<br>Modifications: Historic: c.1915 - front porch, c.1930s - siding; Non-historic: -<br>Garage: detached frame - two car<br>Date: 1962<br>Walls: vertical grooved wood siding<br>Foundation: concrete<br>Roof: hip roof - asphalt shingles |
| <b>510 W. Jefferson St</b><br><br>Map #29<br>State #92-00740<br>Field Site #WS-025<br><br>District status:<br>1 contributing building<br>(A, C) | <b>Walter and Margaret Kyle House</b>  | 1959<br>ranch - hip roof                               | Walls: frame - wide wood siding<br>Foundation: concrete<br>Roof: hip roof - asphalt shingles  |
|   | Original use: single family house; Historic use: single family house;<br>Current use: single family house<br>1959-1970 - Walter and Margaret Kyle; 1970-73 - Florence Kyle, 1973-1999 - Miriam Mildred Davis   |  | Architect/builder: -<br>Architectural details: corner windows, picture window, recessed center section<br>Modifications: Historic: -; Non-historic: -<br>Garage: attached - one car   |
| <b>516 W. Jefferson St</b><br><br>Map #30<br>State #92-00741<br>Field Site #WS-026<br><br>District status:<br>1 contributing building<br>(A, C) | <b>Lafe and Ruth Stout House</b>   | c.1951<br>ranch - hip roof                             | Walls: frame - wide wood siding<br>Foundation: concrete block<br>Roof: hip roof - asphalt shingles  |
|   | Original use: single family house; Historic use: single family house;<br>Current use: single family house<br>1949-1952 - owned by contractor Donald Foss, built house c.1951; 1952-1959 - Lafe and Ruth Stout; 1960-1974 - Ruth Stout; 1974-1979 - Minnie G. Witthoft  |  | Architect/builder: Foss, Donald (contractor)<br>Architectural details: corner windows, inset entry/garage<br>Modifications: Historic: -; Non-historic: -<br>Garage: attached - one car  |
| <b>520 W. Jefferson St</b><br><br>Map #31<br>State #92-00742<br>Field Site #WS-027<br><br>District status:<br>1 contributing building<br>(A, C) | <b>Howard and Anne Hess House</b>  | c.1952<br>ranch - hip roof                             | Walls: frame - wide wood siding<br>Foundation: concrete<br>Roof: hip roof - asphalt shingles  |
|   | Original use: single family house; Historic use: single family house;<br>Current use: single family house<br>1952-1954 - Howard and Anne Hess (manager for Washington Lumber and Fuel Co), 1954-1974 - William F. and Mary Flynn (retired); 1974-1987 - David and Anna Kleese (retired)  |  | Architect/builder: -<br>Architectural details: front entry section, picture window, corner windows<br>Modifications: Historic: -; Non-historic: -<br>Garage: attached - one car   |

West Side Residential Historic District

Washington County, Iowa

Name of Property

County and State

| Address<br>State #, Map #, FS #<br>District status   | Historic Name   | significant date/s<br>architectural style/type | Materials of walls, foundations, roof   |
|--|---|--|---|
|  | Original/Historic/Current use<br>History of property  |  | Architectural data (architect/builder,<br>features, modifications), Garage data   |
| <b>503 W. Jefferson</b><br><br>Map #32<br>State #92-00808<br>Field Site #WS-028a<br>(WS-151)<br><br>District status:<br>1 non-contributing<br>building (age) | <b>House</b>  | 2015<br>new building - gable roof              | Walls: metal<br>Foundation: concrete<br>Roof: metal   |
|  | Original use: -; Historic use: -; Current use: house/garage<br>(earlier 1860s Beaty House demolished in 2013)<br>2014 - new building/house constructed for Highbourne Investments,<br>Inc. - small residence with large garage  |  | Architect/builder: -<br>Architectural details: -<br>Modifications: Historic: -; Non-historic: -<br>Garage: attached - one oversize door   |
| <b>509 W. Jefferson St</b><br><br>Map #33<br>State #92-00743<br>Field Site #WS-028b<br><br>District status:<br>2 contributing buildings<br>(A, C)            | <b>House</b>  | c.1921<br>bungalow - gable-front               | Walls: frame - asbestos<br>Foundation: concrete block - rusticated<br>Roof: gable-front - asphalt shingles  |
|  | Original use: single family house; Historic use: single family house;<br>Current use: single family house<br>1912-1920 - earlier house owned by siblings C.A. Stephens and<br>Cordelia Orris, 1920-21 - Jennie Burham (widow); 1921-1925 - Fritz<br>Wagenknecht; 1925-1937 - owned by Washington Loan & Trust Co;<br>1926, 1930 - bank president Frank Sage living here ("renting")<br>1930 house value (or rent): \$030<br>1937-42 - Ed F. and Genevieve Miick (cashier for National Bank);<br>1942-47 - Ira and Helen Shenefeld; 1948-51 - J.L. McGraw; 1951-62<br>- Edna E. Nicola, then William and Edna (Nicola) Harter; 1962-67 -<br>Charles & Emma Bidwell; 1967-1973 - Ken & Ruth Hendricks |  | Architect/builder: -<br>Architectural details: entry hood<br>Modifications: Historic: -; Non-historic:<br>windows<br>Garage: detached frame - one car<br>Date: 1920s<br>Walls: wood siding (grooved)<br>Roof: gable front roof - asphalt shingles                           |
| <b>515 W. Jefferson St</b><br><br>Map #34<br>State #92-00744<br>Field Site #WS-029<br><br>District status:<br>2 contributing buildings<br>(A, C)             | <b>Mark and Johannah Pratt<br/>House</b>  | c.1890<br>gable-front                          | Walls: frame - vinyl<br>Foundation: stone<br>Roof: gable-front - asphalt shingles   |
|  | Original use: single family house; Historic use: single family house;<br>Current use: single family house<br>1879-1912 - property owned by widow Sarah A. Beatty - likely built<br>rental house here, complete by 1894<br>1912-1956 - Mark and Johannah Pratt (various jobs - city marshall,<br>railroad bridge carpenter, Pratt & Little Transfer, night police, city<br>water co)<br>1930 house value (or rent): \$1000<br>1956-1965 - Johannah Pratt (widow); 1966-1993 - Jane Bruders<br>(widow)  |  | Architect/builder: -<br>Architectural details: -<br>Modifications: Historic: -; Non-historic:<br>windows, siding<br>Garage: outbuilding<br>Date: 1920s<br>Walls: aluminum siding<br>Foundation: concrete<br>Roof: side gable roof - asphalt shingles<br>Notes: rafter tails |
| <b>525 W. Jefferson St</b><br><br>Map #35<br>State #92-00745<br>Field Site #WS-030<br><br>District status:<br>1 contributing building<br>(A, C)              | <b>Henry and Freida Witthoft<br/>House</b>  | c.1958<br>ranch - side gable                   | Walls: frame - wide wood siding<br>Foundation: concrete block<br>Roof: side gable - asphalt shingles  |
|  | Original use: single family house; Historic use: single family house;<br>Current use: single family house<br>1957-58 - lot owned by contractor Donald Foss, built house; 1958-<br>1977 - Henry and Freida Witthoft (retired); 1978-2010s - Arthur J.<br>and Martha E. Witthoft  |  | Architect/builder: Foss, Donald (contractor)<br>Architectural details: horizontal 2/2 windows,<br>inset corner with garage<br>Modifications: Historic: -; Non-historic: -<br>Garage: attached - one car<br>Date:  |

West Side Residential Historic District

Washington County, Iowa

Name of Property

County and State

| Address<br>State #, Map #, FS #<br>District status   | Historic Name  | significant date/s<br>architectural style/type | Materials of walls, foundations, roof  |
|--|--|--|--|
|  | Original/Historic/Current use<br>History of property   |  | Architectural data (architect/builder,<br>features, modifications), Garage data  |
| <b>529 W. Jefferson St</b><br><br>Map #36<br>State #92-00002<br>Field Site #WS-031<br><br>District status:<br>2 contributing buildings<br>(A, C)                       | <b>James F. and Colletta Duffy House</b>   | c.1915<br>Foursquare                           | Walls: frame - wood siding<br>Foundation: concrete block - rusticated<br>Roof: hip roof (flared) - asphalt shingles  |
|  | Original use: single family house; Historic use: single family house;<br>Current use: single family house<br>1912-1915 - lot owned by contractor John F. Simpson, likely built house in 1915 and then sold; 1915-1925 - James F. and Colletta Duffy (Ford dealer)<br>1930 house value (or rent): \$4000<br>1925-1952 - Henry D. and Carolina Luers (insurance agent, retired), Kurtz family lived here in mid-1930s; early 1950s - owned by Luers family, used as rental; 1955-1990s - owned by Ruth Luers (widow) - lived here through 1967, then rental in 1970s |  | Architect/builder: Simpson, John F. (likely contractor)<br>Architectural details: wraparound porch, bay/oriel windows, dormer<br>Modifications: Historic: -; Non-historic: c.1995 - rear addition, windows<br>Garage: detached frame - two car<br>Date: 1920s<br>Walls: wood siding (grooved)<br>Foundation: concrete<br>Roof: hip roof - asphalt<br>Notes: rafter tail, 4-light wood windows, wood sliding garage doors |
| <b>602 W. Jefferson St</b><br><br>Map #37<br>State #92-00746<br>Field Site #WS-032<br><br>District status:<br>1 non-contributing building (age)                        | <b>Nicholas and Sadie E. Gevock House</b>  | 1978<br>split level                            | Walls: frame - brick veneer / vinyl siding<br>Foundation: concrete<br>Roof: side gable - asphalt shingles  |
|  | Original use: single family house; Historic use: single family house;<br>Current use: single family house<br>(1890s-1950s - part of Stewart property to north (603 W. Washington))<br>1978-1990 - Nicholas and Sadie E. Gevock (postal clerk) (secretary for court)  |  | Architect/builder: -<br>Architectural details: split-level design<br>Modifications: Historic: -; Non-historic: -<br>Garage: attached - two car   |
| <b>610 W. Jefferson St</b><br><br>Map #38<br>State #92-00747<br>Field Site #WS-033<br><br>District status:<br>1 non-contributing building (age)                        | <b>Stacy and Vickie Sims House</b>   | 1988<br>ranch (manufactured house)             | Walls: frame - vinyl<br>Foundation: concrete block<br>Roof: side gable - asphalt shingles  |
|  | Original use: single family house; Historic use: single family house;<br>Current use: single family house<br>(1870s-1980s - part of Hollingsworth family property to north (611 W. Washington))<br>1988-1993 - Stacy and Vickie Sims (driver/salesman for Schwann's)   |  | Architect/builder: -<br>Architectural details: -<br>Modifications: Historic: -; Non-historic: -<br>Garage: none  |
| <b>614 W. Jefferson St</b><br><br>Map #39<br>State #92-00748<br>Field Site #WS-034<br><br>District status:<br>1 non-contributing building (modified)                   | <b>Charles King House</b>  | c.1910<br>gable-front - 1 story                | Walls: frame - aluminum<br>Foundation: concrete block - rusticated<br>Roof: gable-front - asphalt shingles   |
|  | Original use: single family house; Historic use: single family house;<br>Current use: single family house<br>(1870s-1890s - part of Hollingsworth family property to north (611 W. Washington))<br>1910-1920 - Charles King (drayman / delivery man); 1920-1940s - owned by Ira and Cora Rathmel - used as rental - lived to north at 611 W. Washington until 1948<br>c.1948-1970 - Cora Rathmel (widow); 1971-2006 - Ray and Stella Hough   |  | Architect/builder: -<br>Architectural details: -<br>Modifications: Historic: rear/west addition;<br>Non-historic: 1970s - front addition, additions on original rear/west addition<br>Garage: attached - one car (addition)  |
| <b>620 W. Jefferson St</b><br><br>Map #40<br>State #92-00749<br>Field Site #WS-035<br><br>District status:<br>1 contributing building (A), 1 non-contributing building | <b>George and Mary Howe House</b>  | c.1873<br>gable-front - 1 1/2 story            | Walls: frame - wide wood siding<br>Foundation: stone (stucco)<br>Roof: gable-front - asphalt shingles  |
|  | Original use: single family house; Historic use: single family house;<br>Current use: single family house<br>1873-76 - George and Mary Howe (lawyer); 1876-79 - Frances Crawford; 1879-1925 - Martha J. Crawford<br>1925-1945 - owned by Marsh W. Bailey, used as rental; 1945-49 - Rose E. Lewis<br>1930 house value (or rent): \$010<br>1949-1961 - Mary B. Snider; 1961-1967 - owned by Clarence Goff (real estate) - rented to Robert and Mary Randall, who then owned it 1967-1970; 1970-1978 - Jon and Barbara Randall                                       |  | Architect/builder: -<br>Architectural details: -<br>Modifications: Historic: -; Non-historic: -<br>Garage: detached frame - one car<br>Date: 1970s<br>Walls: vertical T-111 siding<br>Foundation: concrete<br>Roof: gable front roof - asphalt shingles  |



West Side Residential Historic District

Washington County, Iowa

Name of Property

County and State

| Address<br>State #, Map #, FS #<br>District status   | Historic Name  | significant date/s<br>architectural style/type | Materials of walls, foundations, roof  |
|--|--|--|--|
|  | Original/Historic/Current use<br>History of property   |  | Architectural data (architect/builder,<br>features, modifications), Garage data  |
| <b>208 S. Avenue F</b><br><br>Map #41<br>State #92-00750<br>Field Site #WS-036<br><br>District status:<br>2 contributing buildings<br>(A)  | <b>Bernard and Dorothy<br/> McCarthy House</b>   | 1969<br>split level                            | Walls: frame - aluminum siding / brick veneer<br>Foundation: concrete<br>Roof: side gable - asphalt shingles   |
|  | Original use: single family house; Historic use: single family house;<br>Current use: single family house<br>(part of 631 W. Washington Blvd property)<br>1967-1970 - Bernard and Dorothy McCarthy; 1970s - Dorothy<br>McCarthy (and 7+ children)  |  | Architect/builder: -<br>Architectural details: front roofline/porch<br>Modifications: Historic: -; Non-historic: -<br>Garage: detached frame - two car<br>Date: 1969<br>Walls: aluminum siding<br>Foundation: concrete<br>Roof: gable front roof - asphalt shingles  |
| <b>603 W. Jefferson St</b><br><br>Map #42<br>State #92-00751<br>Field Site #WS-037<br><br>District status:<br>2 contributing buildings<br>(A, C)                                 | <b>Alonzo J. and Matilda J.<br/> Lamphere House</b>  | c.1869<br>gable-front - two story              | Walls: frame - wood<br>Foundation: stone (stucco)<br>Roof: gable-front - metal (steel)   |
|  | Original use: single family house; Historic use: single family house;<br>Current use: single family house<br>1869-1900 - Alonzo J. and Matilda J. Lamphere - appear to have<br>lived here in 1870s, then used as rental by 1880s-90s<br>1900-1930 - Harry and Estella May Ross (painter); 1930-1944 -<br>owned by Ross family, used as rental<br>1930 house value (or rent): \$1000<br>1944-1978 - owned by Bernard and Dorothy McCarthy, used as<br>rental property; 1978-1983 - Mark and Peggy Baumert |  | Architect/builder: -<br>Architectural details: 6/6 and 4/4 wood<br>windows, gable-front form, wood<br>siding/cornerboards<br>Modifications: Historic: 1910s - wrap-around<br>front porch added; Non-historic: roof (2016)<br>Garage: outbuilding - one story<br>Date: 1870s?<br>Walls: frame - wood siding<br>Roof: gable front roof - asphalt shingles            |
| <b>609 W. Jefferson St</b><br><br>Map #43<br>State #92-00752<br>Field Site #WS-038<br><br>District status:<br>2 contributing buildings<br>(A)                                    | <b>Minnie C. White House</b>   | c.1921<br>T-plan                               | Walls: frame - vinyl<br>Foundation: brick / concrete<br>Roof: cross gable - asphalt shingles   |
|  | Original use: single family house; Historic use: single family house;<br>Current use: single family house<br>(earlier house on lot through 1917 Sanborn map, 1908-1918 - Simon<br>P and Elizabeth Keefer)<br>1921-1928 - Minnie C. White (widow); 1928-1945 - owned by Lela<br>White (Ronse), used as rental property<br>1930 house value (or rent): \$015<br>1945-1956 - Lyle and Lillie Long; 1956-1965 - Harold and Helen<br>Rathmel; 1965-1970s - Howard F. and Myrtle B. Altenbernd                 |  | Architect/builder: -<br>Architectural details: -<br>Modifications: Historic: -; Non-historic: 1990s -<br>west addition, front corner addition, sunroom<br>addition<br>Garage: detached frame<br>Date: 1965<br>Walls: vinyl siding<br>Foundation: concrete<br>Roof: gable front roof - asphalt shingles   |
| <b>615 W. Jefferson St</b><br><br>Map #44<br>State #92-00753<br>Field Site #WS-039<br><br>District status:<br>1 contributing building<br>(A, C), 1 non-<br>contributing building | <b>Harry and Belle Montgomery<br/> House (#2)</b>  | c.1919<br>gable-front (Craftsman)              | Walls: frame - wood siding/shingles<br>Foundation: concrete block<br>Roof: gable-front - asphalt shingles  |
|  | Original use: single family house; Historic use: single family house;<br>Current use: single family house<br>(Frank Stewart bought lots 3-4 in 1914)<br>1919-1957 - Harry A. and Belle Montgomery (hardware store, retired<br>by 1941)<br>1930 house value (or rent): \$5000<br>1958-1976 - owned by Harry (Jr) and Ruth Montgomery, used as<br>rental, rented to C.P. and Dorothy Dold by 1967, who then bought it<br>in 1976   |  | Architect/builder: -<br>Architectural details: wood shingles/details on<br>walls, brackets, rafter tails, oriel window<br>Modifications: Historic: -; Non-historic: c.1970<br>- side addition replaced porch<br>Garage: detached frame - two car<br>Date: 1992<br>Walls: vertical T-111 siding<br>Foundation: concrete<br>Roof: side gable roof - asphalt shingles |

West Side Residential Historic District

Washington County, Iowa

Name of Property

County and State

| Address<br>State #, Map #, FS #<br>District status   | Historic Name  | significant date/s<br>architectural style/type | Materials of walls, foundations, roof   |
|--|--|--|---|
|  | Original/Historic/Current use<br>History of property   |  | Architectural data (architect/builder,<br>features, modifications), Garage data   |
| <b>621 W. Jefferson St</b><br><br>Map #45<br>State #92-00754<br>Field Site #WS-040<br><br>District status:<br>1 contributing building<br>(A), 1 non-contributing<br>building | <b>Charles and Agnes Hahn House</b>  | c.1915<br>Foursquare                           | Walls: frame - aluminum siding<br>Foundation: stone (stucco)<br>Roof: hip roof - asphalt shingles   |
|  | Original use: single family house; Historic use: single family house - rental; Current use: single family house (Frank Stewart bought lots 3-4 in 1914)<br>1915-1934 - Charles and Agnes Hahn (Washington Telephone Co) - lived here from 1915-early 1920s, then rented out - Dennis J. Clancy (Clancy's Restaurant) rented c.1925-c.1931<br>1930 house value (or rent): \$025<br>1934-1958 - owned by Harry and Belle Montgomery (lived next door), used as rental; 1950s - rented by Ralph Bauer; 1958-1972 - owned by Harry (Jr) and Ruth Montgomery, used as rental, rented to Richard and Muriel Benge by 1967, who then bought it in 1972  |  | Architect/builder:<br>Architectural details: front porch, hip roof dormer, cubical form<br>Modifications: Historic: 1920s - rear sleeping porch, later enclosed; Non-historic: siding, windows<br>Garage: detached frame - two car<br>Date: 2000<br>Walls: vinyl siding<br>Foundation: concrete<br>Roof: side gable roof - asphalt shingles |
| <b>627 W. Jefferson St</b><br><br>Map #46<br>State #92-00755<br>Field Site #WS-041<br><br>District status:<br>1 contributing building<br>(A), 1 non-contributing<br>building | <b>Ira and Edna Miksch House</b>   | c.1957<br>ranch - side gable                   | Walls: frame - aluminum siding<br>Foundation: concrete block<br>Roof: side gable - asphalt shingles   |
|  | Original use: single family house; Historic use: single family house; Current use: single family house<br>June 1957 - real estate ad - "Nice 66' building lot just east of Sunset Park, 627 W. Jefferson St. Fine Residence District. Write V.E. Davis, Agent, Kalona, Iowa" (Evening Journal, June 4, 1957, 6)<br>1957-1963 - Ira and Edna Miksch; 1963-1973 - Edna Miksch; 1974-1987 - Ray E. and Frances A. Sojka sample  |  | Architect/builder: -<br>Architectural details: picture window<br>Modifications: Historic: -; Non-historic: 2010s - windows<br>Garage: detached frame - two car<br>Date: 1995<br>Walls: vinyl siding<br>Foundation: concrete<br>Roof: side gable roof - asphalt shingles   |
| <b>633 W. Jefferson St</b><br><br>Map #47<br>State #92-00756<br>Field Site #WS-042<br><br>District status:<br>1 contributing building<br>(A)                                 | <b>John and Hannah Coppock House</b>   | c.1868<br>gable-front                          | Walls: frame - asbestos<br>Foundation: brick? (stucco), concrete block - rusticated (rear addition)<br>Roof: gable-front - asphalt shingles   |
|  | Original use: single family house; Historic use: single family house; Current use: single family house<br>1868-1876 - John and Hannah Coppock (miller, flour/feed store); 1876-1890 - owned by Hannah Coppock; 1890-1900 - owned by Hannah (Coppock) Winters (daughter)<br>1900-1933 - Cephas and Elizabeth Dodd (teamster/draysman), also son Charles Dodd (owner of property) (plumber); 1934-1948 - owned by Charles Dodd, used as rental<br>1930 house value (or rent): \$1000<br>1948-1950 - Donald E. and Shirley A. Curtis; 1950-1952 - Max J. and Mary Leichty; 1952-1955 - Walter H. Jungbluth (rental); 1955-1965 - Walter A. and Mildred Palmer; 1965-1970s - owned by heirs of Mildred Palmer - used as rental |  | Architect/builder: -<br>Architectural details: gable-front form<br>Modifications: Historic: 1910s - rear addition, front porch, c.1930s - siding; Non-historic: some windows<br>Garage: none  |
| <b>111 S. Avenue B</b><br><br>Map #48<br>State #92-00757<br>Field Site #WS-043<br><br>District status:<br>2 contributing buildings<br>(A)                                    | <b>Iva Essley House</b>  | c.1924<br>gable-front (Craftsman)              | Walls: frame - vinyl<br>Foundation: concrete block - rusticated<br>Roof: gable-front - asphalt shingles   |
|  | Original use: single family house; Historic use: single family house; Current use: single family house<br>1924-1937 - Iva (McFarland) Essley (widow), 1938-1947 - Anna (McFarland) Malin<br>1930 house value (or rent): \$7000<br>1948-1950 - Raymond and Betty Minick, 1951-1970s - Ed E. and Daisy M. Simmering (retired by 1964)  |  | Architect/builder: -<br>Architectural details: wide eaves, brackets, front porch<br>Modifications: Historic: -; Non-historic: siding, windows<br>Garage: detached frame - one car<br>Date: 1924<br>Walls: wood siding<br>Foundation: concrete<br>Roof: gable front roof - asphalt shingles<br>Notes: six-light wood window                  |

West Side Residential Historic District

Washington County, Iowa

Name of Property

County and State

| Address<br>State #, Map #, FS #<br>District status   | Historic Name  | significant date/s<br>architectural style/type | Materials of walls, foundations, roof   |
|--|--|--|---|
|  | Original/Historic/Current use<br>History of property   |  | Architectural data (architect/builder,<br>features, modifications), Garage data   |
| <b>308 W. Washington Blvd</b><br><br>Map #49<br>State #92-00382<br>Field Site #WS-044<br><br>District status:<br>1 contributing building (A), 1 non-contributing building    | <b>David and Letitia Palmer House</b><br><br>Original use: single family house; Historic use: single family house; Current use: single family house<br>1886-1898 - earlier house owned by Margaret Palmer; 1899 - new house built, Feb 1900 - Colonel David J. and Letitia Palmer moved into new house<br>1900-1928 - Col. David and Letitia Palmer (state railroad commissioner, retired), 1928-1939 - Letitia Palmer (widow)<br>1930 house value (or rent): \$12000<br>1942-44 - C.A. Fishburn, 1944-1950s - O.E. and Effie Schmidt, 1960s-1972 - Effie Schmit (widow)   | 1899<br>Queen Anne                             | Walls: frame - vinyl<br>Foundation: stone<br>Roof: combination hip/gable - asphalt shingles<br><br>Architect/builder:<br>Architectural details: front porch, gable-roof sections<br>Modifications: Historic: -; Non-historic: siding, windows<br>Garage: detached frame - three car<br>Date: 1976<br>Walls: vertical wood<br>Foundation: concrete<br>Roof: side gable roof - asphalt shingles   |
| <b>314 W. Washington Blvd</b><br><br>Map #50<br>State #92-00383<br>Field Site #WS-045<br><br>District status:<br>1 contributing building (A)                                 | <b>James and Kate Wilson House</b><br><br>Original use: single family house; Historic use: single family house, two family house; Current use: single family house<br>(1859-1884 - owned by David and Elizabeth Crandall (carpenter) - early house/rental; 1884-1888 - Mary J. Young (widow) (earlier house?); 1888-1898 - Dr. Samuel and Sarah McClean (physician, gun inventor), owned house until 1907 but had moved to OH/MI)<br>1911-1918 - James and Kate D. Wilson (Wilson Heating Co), note in 1913 that J.M Wilson demolished the old house west of Col. Palmer to build a new house, lived here 1913-1917<br>1930 house value (or rent): \$15000<br>1918-1950s - George F. and Cornelia Morrison (lawyer); 1950s-60s - George F. Morrison (lawyer), also son Ira F. and Eleanor Morrison (lawyer); 1970s-80s - Ira F. and Eleanor Morrison | 1913<br>Foursquare / Queen Anne                | Walls: frame - wood<br>Foundation: stone<br>Roof: combination hip/gable - asphalt shingles<br><br>Architect/builder:<br>Architectural details: Craftsman porch, decorative gables<br>Modifications: Historic: ; Non-historic: -<br>Garage: attached (with 2000 addition)  |
| <b>320 W. Washington Blvd</b><br><br>Map #51<br>State #92-00384<br>Field Site #WS-046<br><br>District status:<br>2 contributing buildings (A)                                | <b>Eugene and Anna Anderson House</b><br><br>Original use: single family house; Historic use: single family house - some rental; Current use: two family conversion<br>1891 - house built by Wm. S. Wylie for E. Anderson at a cost of \$2,700; 1891-1900 - Eugene and Anna Anderson<br>1900-1930 - Anna Anderson (widow) - lived here in 1900s then rented out in 1910s; 1920-1928 - Ralph H. Fetters; 1928-1958 - George and Lizzie Clapper (painter/laborer), also tenants at 320 1/2 in 1940s-50s<br>1930 house value (or rent): \$10000<br>1958-1969 - Harm E. and Adeline E. Western sample  | 1891<br>Queen Anne                             | Walls: frame - aluminum<br>Foundation: stone<br>Roof: combination hip/gable - asphalt shingles<br><br>Architect/builder: Wylie, William (contractor)<br>Architectural details: Craftsman porch, decorative windows, bay windows, asymmetrical massing<br>Modifications: Historic: 1910s - new Craftsman style wrap-around porch; Non-historic: siding<br>Garage: detached frame<br>Date: 1920s<br>Walls: wood siding<br>Foundation: concrete<br>Roof: hip roof - asphalt shingles<br>Notes: 3-light wood window |
| <b>309 W. Washington Blvd</b><br><br>Map #52<br>State #92-00367<br>Field Site #WS-047<br><br>District status:<br>1 contributing building (A, C), 1 non-contributing building | <b>James B. and Julia Crail House</b><br><br>Original use: single family house; Historic use: single family house, two family house; Current use: single family house<br>1904-1924 - James B. and Julia Crail (dry goods store - Crail's), 1925-1946 - James B. Crail (retired), also sons Hubert and Rodney in several years<br>1930 house value (or rent): \$12000<br>1946-1972 - Hubert Crail, also upper rental unit by 1950s (309 1/2) (sample - SHPO)  | 1904<br>Queen Anne                             | Walls: frame - vinyl<br>Foundation: stone<br>Roof: combination hip/gable - asphalt shingles<br><br>Architect/builder: Williams, John<br>Architectural details: corner turret, decorative gables, wrap-around porch, bay windows, decorative wood windows<br>Modifications: Historic: -; Non-historic: siding, some windows<br>Garage: detached frame - two car<br>Date: 1973<br>Walls: vinyl siding<br>Foundation: concrete<br>Roof: gable front roof - asphalt shingles  |

West Side Residential Historic District

Washington County, Iowa

Name of Property

County and State

| Address<br>State #, Map #, FS #<br>District status   | Historic Name   | significant date/s<br>architectural style/type     | Materials of walls, foundations, roof   |
|--|---|--|---|
|  | Original/Historic/Current use<br>History of property  |  | Architectural data (architect/builder,<br>features, modifications), Garage data   |
| <b>315 W. Washington Blvd</b><br><br>Map #53<br>State #92-00758<br>Field Site #WS-048<br><br>District status:<br>1 contributing building<br>(A, C)                           | <b>Ralph and Fanny Shannon House</b>  | 1950<br>ranch - side gable with center cross gable | Walls: brick veneer<br>Foundation: concrete - brick veneer<br>Roof: side gable with cross gable - asphalt shingles  |
|  | Original use: single family house; Historic use: single family house;<br>Current use: single family house<br>(earlier house - James and Elizabeth Harwood)<br>1950-1962 - Ralph and Fanny (Harwood) Shannon (Evening Journal partner, retired), 1964-1975 - Fanny Shannon (widow), 1975-1979 - Ruth Young   |  | Architect/builder: -<br>Architectural details: multi-color brick, window lintels/sills, cross gable sections, chimney<br>Modifications: Historic: -; Non-historic: -<br>Garage: attached to rear - one car  |
| <b>321 W. Washington Blvd</b><br><br>Map #54<br>State #92-00368<br>Field Site #WS-049<br><br>District status:<br>1 contributing building<br>(A), 1 non-contributing building | <b>William A. and Lucinda J. Moore House</b>  | 1887<br>Queen Anne                                 | Walls: frame - vinyl<br>Foundation: stone<br>Roof: combination hip/gable - asphalt shingles   |
|  | Original use: single family house; Historic use: apartments - two then five units by 1950s; Current use: six family conversion<br>1887-1906 - William and Lucinda J. Moore (hat store)<br>1906-1916 - Lucinda Moore (widow), nephew Warren Graham also here in 1910; 1920s - John F. and Nannie Simpson (carpenter);<br>1930 - John and Nannie Simpson lived/owned, 2nd upper unit - rental; 1930s - Nannie Simpson (widow), also two tenants<br>1930 house value (or rent): \$4500, 30<br>1940s - Simpson Apartments - five units - owned by W.E. Simpson;<br>1950s-70s - Iva Simpson (widow of Earl) lived in one unit, other four rented |  | Architect/builder: -<br>Architectural details: wrap-around porch, bay windows, decorative wood windows, asymmetrical massing<br>Modifications: Historic: -; Non-historic: siding, windows<br>Garage: detached metal<br>Date: 1980s<br>Walls: metal<br>Foundation: concrete<br>Roof: side gable roof - metal |
| <b>209 S. Avenue C</b><br><br>Map #55<br>State #92-00759<br>Field Site #WS-050<br><br>District status:<br>1 contributing building<br>(A)                                     | <b>Michaels House</b>   | c.1959<br>ranch - hip roof                         | Walls: frame - wide wood siding<br>Foundation: concrete<br>Roof: hip roof - asphalt shingles  |
|  | Original use: single family house; Historic use: single family house;<br>Current use: single family house<br>(garage here for Wickham House at 403 W. Washington)<br>1955-56 - lot owned by Donald Foss, 1956-58 - lot owned by Rosh Helwick estate; 1958-1961 - T.A. Michaels; 1961-1970 - Orba Little (widow); 1970s - owned by Clarence and Olive A. Goodwin, used as rental for Dorothy Bauer (widow)   |  | Architect/builder: Foss, Donald (contractor)?<br>Architectural details: -<br>Modifications: Historic: -; Non-historic: -<br>Garage: none  |
| <b>403 W. Washington Blvd</b><br><br>Map #56<br>State #92-00369<br>Field Site #WS-051<br><br>District status:<br>1 contributing building<br>(A, C)                           | <b>Dr. Emmett T. and Sarah Wickham House</b>  | c.1905<br>Colonial Revival                         | Walls: frame - wood<br>Foundation: stone<br>Roof: hip roof - asphalt shingles   |
|  | Original use: single family house; Historic use: single family house, two family house in 1940s; Current use: single family house<br>(earlier house - 1881-1905 - Dr. D.J. Dewey, dentist)<br>1905-1931 - Dr. Emmett T. and Sarah Wickham (physician), 1931-1942 - Ira W. and Helen Shenefelt (auto salesman), 1940 - also I. and Helen Rothchild (Rothchild's - clothing) on upper unit<br>1930 house value (or rent): \$7000<br>1942-1949 - owned by Marie K. Hammer - Theodore and Gertrude Bailey rented in 1950s and then bought in 1959; 1959-1970s - Theodore and Gertrude Bailey (lawyer)   |  | Architect/builder: -<br>Architectural details: wrap-around porch with angled steps, corner bay window, hip roof dormers, oriel window, wood windows<br>Modifications: Historic: side staircase addition;<br>Non-historic: rear addition / porch enclosure<br>Garage: none                                   |

West Side Residential Historic District

Washington County, Iowa

Name of Property

County and State

| Address<br>State #, Map #, FS #<br>District status   | Historic Name   | significant date/s<br>architectural style/type | Materials of walls, foundations, roof  |
|--|---|--|--|
|  | Original/Historic/Current use<br>History of property  |  | Architectural data (architect/builder,<br>features, modifications), Garage data  |
| <b>409 W. Washington Blvd</b><br><br>Map #57<br>State #92-00370<br>Field Site #WS-052<br><br>District status:<br>1 contributing building (A, C), 1 non-contributing building | <b>Harry and Belle Montgomery House (#1)</b>  | 1903<br>Colonial Revival                       | Walls: frame - asbestos<br>Foundation: stone<br>Roof: hip roof - asphalt shingles  |
|  | Original use: single family house; Historic use: single family house;<br>Current use: single family house<br>(earlier house - 1858-1902 - built by A.J. Lamphere in 1858 - moved to Highland Park in 1902)<br>1903-1919 - Harry and Belle Montgomery (real estate, hardware);<br>1919-1921 - William and Grace Brinning; 1921-1935 - George and Mary Teas (blacksmith), 1935-1946 - Mary Teas (widow)<br>1930 house value (or rent): \$6000<br>1946-1970s - Walter W. and Catherine Jarrard                     |  | Architect/builder: -<br>Architectural details: front porch, dormers with conical roofs, brackets, wide eaves<br>Modifications: Historic: siding; Non-historic: -<br>Garage: detached frame (one car) with two car addition<br>Date: 1920s, 1990s<br>Walls: vinyl siding<br>Foundation: concrete<br>Roof: front gable / side gable roof - asphalt shingles                        |
| <b>415 W. Washington Blvd</b><br><br>Map #58<br>State #92-00371<br>Field Site #WS-053<br><br>District status:<br>2 contributing buildings (A)                                | <b>Samuel Addison and Elizabeth White House</b>   | 1891<br>Queen Anne / T-plan                    | Walls: frame - stucco<br>Foundation: stone<br>Roof: cross gable roof - metal roofing   |
|  | Original use: single family house; Historic use: single family house;<br>Current use: single family house<br>1891-1915 - Samuel Addison and Elizabeth White (bank cashier, later F&M Bank president)<br>c.1916-1920 - J.A. and Minna Freshwaters (retired farmer); 1921-54 - Frank and Carrie Mayhew (farmer, retired)<br>1930 house value (or rent): \$6000<br>1954-1968 - Carrie Mayhew (widow); 1969-1974 - Robert and Pauline Riley   |  | Architect/builder: Epworth, Frank<br>Architectural details: Craftsman porch, bay window, cross gables, entry vestibule<br>Modifications: Historic: 1910s - new Craftsman porch; Non-historic: c.1986 - rear addition<br>Garage: detached frame (two car) with side addition<br>Date: 1920s, 1980s<br>Walls: wood siding<br>Foundation: concrete<br>Roof: hip roof - metal        |
| <b>421 W. Washington Blvd</b><br><br>Map #59<br>State #92-00372<br>Field Site #WS-054<br><br>District status:<br>2 contributing buildings (A)                                | <b>Janet Johnson House</b>  | 1891<br>Queen Anne / T-plan                    | Walls: frame - aluminum<br>Foundation: stone<br>Roof: cross gable roof - asphalt shingles  |
|  | Original use: single family house; Historic use: single family house - rental; Current use: single family house - rental<br>1891-1907 - Mrs. Janet Johnson (widow), also daughter Mary E. Johnson<br>1907-1927 - John and Zilpha Heaton; 1927-1937 - owned by Eva Mae Michels, used as rental<br>1930 house value (or rent): \$035<br>1937-1963 - owned by Theodore A. Michels - used as rental; 1963-1967 - Donald and Esther Statler; 1967-2010 - Ronald Lee and Shirley E. Kleineberg                        |  | Architect/builder: Epworth, Frank<br>Architectural details: Craftsman porch, bay window<br>Modifications: Historic: 1920s - new Craftsman porch, garage built; Non-historic: siding<br>Garage: detached frame (two car)<br>Date: 1920s<br>Walls: wood siding<br>Foundation: concrete<br>Roof: side gable roof - asphalt shingles<br>Notes: four-light windows, sliding wood door |
| <b>400 W. Washington Blvd</b><br><br>Map #60<br>State #92-00385<br>Field Site #WS-055<br><br>District status:<br>1 contributing building (A, C), 1 non-contributing building | <b>Leander D. and Catherine Robinson House</b>  | 1900<br>Queen Anne                             | Walls: frame - wood<br>Foundation: stone<br>Roof: cross gable roof - asphalt shingles  |
|  | Original use: single family house; Historic use: single family house;<br>Current use: single family house<br>1900-1930 - Leander D. and Catherine Robinson (retired jeweler, proprietor of Washington Telephone Co, retired); 1930-1936 - Catherine Robinson (retired)<br>1930 house value (or rent): \$10000<br>1936-1943 - Laura Shrader (widow); 1943-1956 - Guy and Ella Cole;<br>1956-1958 - Ella Cole (widow); 1958-1965 - B.B. and Doris Bordwell (Bordwell & Co); 1965-2013 - Dale M. and Mary E. Smith |  | Architect/builder: -<br>Architectural details: Craftsman porch, bay window, curved bay window, decorative wood windows<br>Modifications: Historic: 1920s - new Craftsman porch; Non-historic: windows<br>Garage: detached frame (two car)<br>Date: 1973<br>Walls: vertical T111 wood siding<br>Foundation: concrete<br>Roof: gable front roof - asphalt shingles                 |

West Side Residential Historic District

Washington County, Iowa

Name of Property

County and State

| Address<br>State #, Map #, FS #<br>District status  | Historic Name  | significant date/s<br>architectural style/type  | Materials of walls, foundations, roof  |
|---|--|---|--|
|   | Original/Historic/Current use<br>History of property   |   | Architectural data (architect/builder,<br>features, modifications), Garage data  |
| <b>410 W. Washington Blvd</b><br><br>Map #61<br>State #92-00386<br>Field Site #WS-056<br><br>District status:<br>2 contributing buildings<br>(A)                                | <b>Charles H. and Minnie Keck House</b>  | 1893<br>Queen Anne                              | Walls: frame - vinyl<br>Foundation: stone<br>Roof: cross gable roof - asphalt shingles   |
|   | Original use: single family house; Historic use: single family house;<br>Current use: single family house<br>1893-1914 - Charles H. and Minnie E. (Sproull) Keck (vp First National Bank, then president of Citizens National Bank, Citizens Savings Bank)<br>1914-1932 - Jacob George and Emma Maxwell (retired); 1932-1949 - Emma M. Maxwell (widow)<br>1930 house value (or rent): \$8000<br>1949-1956 - Lena Tripp (widow), 1956-1968 - William J. and Elizabeth L. Shannon (vp of Elder Shannon Co - Evening Journal); 1968-2010s - Keiffer G. and Lela H. Garton (Doane Agricultural Services)   |   | Architect/builder: -<br>Architectural details: bay windows, gables, decorative wood windows<br>Modifications: Historic: 1910s - new porch; Non-historic: 1980s - new porch<br>Garage: detached frame (one car - large)<br>Date: 1910<br>Walls: vinyl siding<br>Foundation: concrete<br>Roof: hip roof - asphalt shingles<br>Notes: March 1910 - 18x24 "automobile house" being built for Charles Keck on W. Washington       |
| <b>416 W. Washington Blvd</b><br><br>Map #62<br>State #92-00387<br>Field Site #WS-057<br><br>District status:<br>2 contributing buildings<br>(A, C)                             | <b>Harry and Belle Shrader House (#2)</b>  | c.1915<br>bungalow - side gable                 | Walls: frame - wood<br>Foundation: brick<br>Roof: side gable roof - asphalt shingles   |
|   | Original use: single family house; Historic use: single family house;<br>Current use: single family house<br>1915-1924 - Harry and Belle Shrader (contractor), Belle died in 1924, Harry remarried, c.1925-1931 - Harry and Laura Shrader (contractor), 1931-1936 - Laura Shrader (widow)<br>1930 house value (or rent): \$5000<br>1936-1956 - Charles and Cornelia Nicola (retired farmer), 1957-1965 - John and Ida May McKune, 1965-1973 - Ida May McKune (widow), 1973-1988 - John C. Davidson   |   | Architect/builder: Shrader, Harry (contractor)<br>Architectural details: gable-roof front porch, gables with brackets and slats, partial muntin wood windows<br>Modifications: Historic: -; Non-historic: rear corner porch enclosed<br>Garage: detached frame (one car)<br>Date: 1915<br>Walls: vinyl siding<br>Foundation: concrete<br>Roof: hip roof - asphalt shingles   |
| <b>422 W. Washington Blvd</b><br><br>Map #63<br>State #92-00388<br>Field Site #WS-058<br><br>District status:<br>1 contributing building<br>(A, C), 1 non-contributing building | <b>Edmund D. and Emeline W. Morrison House</b>   | 1910 (c.1866)<br>Classical Revival (Italianate) | Walls: frame - vinyl<br>Foundation: concrete block - rusticated (stone at original site)<br>Roof: gable-front - asphalt shingles   |
|   | Original use: single family house; Historic use: single family house, three family conversion; Current use: three family conversion<br>c.1866 - built for lawyer Norman Everson at 110 E. Main; 1866-1896 - Norman and Ellen Everson; 1896-1907 - Ellen E. Everson, niece Emeline Warren lived here also<br>1907-1910 - Edmund D. and Emeline (Warren) Morrison - at 110 W. Main; 1910 - moved to this lot replacing earlier house here; 1910-1948 - Edmund and Emeline Morrison (lawyer); 1948-1953 - Edmund D. Morrison (retired)<br>1930 house value (or rent): \$7000<br>1955-1957 - Charles F. Greiner; 1957-1961 - William H. Perdock; 1961-2014 - John C. and Marilyn Mangold (Mangold's Service - appliances), also 2 apts |   | Architect/builder: -<br>Architectural details: two-story Classical Revival porch, some wood windows<br>Modifications: Historic: 1910 - house moved to this site - front porch and rear addition built; Non-historic: 1973 - small side addition built<br>Garage: detached frame (four car) (breezeway)<br>Date: 1973<br>Walls: vertical wood T111 siding<br>Foundation: concrete<br>Roof: side gable roof - asphalt shingles |
| <b>209 S. Avenue D</b><br><br>Map #64<br>State #92-00760<br>Field Site #WS-059<br><br>District status:<br>1 contributing building<br>(A)  | <b>Ralph and Nellie Zeck House</b>   | 1955<br>ranch - hip roof                        | Walls: frame - wide wood<br>Foundation: concrete<br>Roof: hip roof - asphalt shingles  |
|   | Original use: single family house; Historic use: single family house;<br>Current use: single family house<br>(earlier Chilcote house on Lot 1 - 1890s-1910s - James D. Chilcote and sister Rachael Ella Chilcote, 1920s-1935 - Rachael Ella Chilcote; house demo in late 1930s or early 1940s, by 1943)<br>1952-1955 - Donald Foss (contractor), 1955-1969 - Ralph and Nellie Zeck (retired); 1969-1979 - Preston J. and Gladys M. Hoover (retired)  |   | Architect/builder: Foss, Donald (contractor)<br>Architectural details: -<br>Modifications: Historic: -; Non-historic: windows<br>Garage: attached (one car)  |

West Side Residential Historic District

Washington County, Iowa

Name of Property

County and State

| Address<br>State #, Map #, FS #<br>District status  | Historic Name  | significant date/s<br>architectural style/type | Materials of walls, foundations, roof  |
|---|--|--|--|
|   | Original/Historic/Current use<br>History of property   |  | Architectural data (architect/builder,<br>features, modifications), Garage data  |
| <b>205 S. Avenue D</b><br><br>Map #65<br>State #92-00761<br>Field Site #WS-060<br><br>District status:<br>1 contributing building<br>(A, C)   | <b>Howard and Gertrude<br/>Stewart House</b>   | 1954<br>ranch - hip                            | Walls: frame - vinyl<br>Foundation: concrete<br>Roof: hip roof - asphalt shingles  |
|   | Original use: single family house; Historic use: single family house;<br>Current use: single family house<br>(earlier Chilcote house on Lot 1 - 1890s-1910s - James D. Chilcote<br>and sister Rachael Ella Chilcote, 1920s-1935 - Rachael Ella<br>Chilcote; house demo in late 1930s or early 1940s, by 1943)<br>1952-1954 - Donald Foss (contractor), 1954-1963 - Howard and<br>Gertrude Stewart (retired); 1963-1981 - Edgar E. and Pauline V.<br>Stewart; 1981-1999 - Pauline V. Stewart  |  | Architect/builder: Foss, Donald (contractor)<br>Architectural details: horizontal 2/2 wood<br>windows, corner windows, carport/garage<br>Modifications: Historic: -; Non-historic: siding<br>Garage: attached (one car) with carport   |
| <b>509 W. Washington<br/>Blvd</b><br><br>Map #66<br>State #92-00373<br>Field Site #WS-061<br><br>District status:<br>2 contributing buildings<br>(A, C)                             | <b>Ralph and Mary Smith<br/>House</b>  | 1901<br>Queen Anne / Craftsman                 | Walls: frame - wood (two widths)<br>Foundation: stone<br>Roof: hip roof - asphalt shingles   |
|   | Original use: single family house; Historic use: parsonage / single<br>family house; Current use: single family house<br>1901-1920 - Ralph and Mary Smith (grocer, retired), 1920-23 -<br>Churchill R. and Nettie Conner<br>1930 house value (or rent): \$040<br>1923-1972 - parsonage for Methodist Church; 1972-2010s - Douglas<br>A. and Sandra S. Duncan   |  | Architect/builder: -<br>Architectural details: wide eaves, varying<br>siding with flared mid-story line, wood 1/1<br>windows<br>Modifications: Historic: -; Non-historic: front<br>porch, some windows (2016)<br>Garage: detached tile block (two car)<br>Date: 1920s<br>Walls: stucco<br>Foundation: concrete<br>Roof: gable front roof - asphalt shingles (side<br>addition)<br>Notes: wide eaves, triangular brackets |
| <b>515 W. Washington<br/>Blvd</b><br><br>Map #67<br>State #92-00374<br>Field Site #WS-062<br><br>District status:<br>1 contributing building<br>(A), 1 non-contributing<br>building | <b>William and Ida Hood House</b>  | 1898<br>Queen Anne                             | Walls: frame - asphalt faux brick siding<br>Foundation: stone<br>Roof: combination hip/gable - asphalt shingles  |
|   | Original use: single family house; Historic use: single family house;<br>Current use: single family house<br>1898 - built for William (Deacon) and Ida Hood (publisher of the<br>Democrat newspaper) - Mr. Hood died a few weeks later; 1898-<br>1904 - Ida Hood (widow)<br>1904-1921 - John T. and Alfaretta Matthews (real estate agent for<br>B.F. Dixon & Co) 1921-1936 - Dewitt C. Griggs owned and used as<br>rental, Gino and Marie Cantoni lived here in 1920s (Candy Kitchen);<br>1936-1940 - William and Nettie Mayhew (retired farmer)<br>1930 house value (or rent): \$030<br>1940-1944 - Samuel E. and Effie Israel (retired); 1944 - bought by<br>Davis siblings - John William, Ida May, Nettie, and James died in<br>1944-1948, Carrie Davis continued to own and live here until 1964;<br>1964-1969 - Larry A. and Ann Duncan |  | Architect/builder: -<br>Architectural details: wide eaves with brackets,<br>bay window, wood windows, front porch,<br>gables<br>Modifications: Historic: siding; Non-historic:<br>enclosed rear entry porch<br>Garage: detached frame (three car)<br>Date: 2004<br>Walls: vinyl siding<br>Foundation: concrete<br>Roof: cross gable roof - asphalt shingles  |
| <b>523 W. Washington<br/>Blvd</b><br><br>Map #68<br>State #92-00375<br>Field Site #WS-063<br><br>District status:<br>1 contributing building<br>(A)                                 | <b>John and Mary Winter House</b>  | c.1890<br>Queen Anne                           | Walls: frame - aluminum<br>Foundation: stone<br>Roof: combination hip/gable - asphalt shingles   |
|   | Original use: single family house; Historic use: single family house;<br>Current use: single family house<br>1890-1895 - John and Mary Winter (stockman) - conservatory added<br>on west side in 1892 (non-extant); 1895-1898 - Mary Winter (widow)<br>1898-1938 - James M. and Amy Bratten (partner in Klein Klothung<br>Kompany until 1915, 1912-1930s - director/trustee of Washington<br>Loan and Trust Co); 1938-1945 - James M. Bratten (widower), also<br>daughter Elsie Bratten (piano teacher)<br>1930 house value (or rent): \$5000<br>1946-1957 - Charles W. and Elsie (Bratten) Murdock (Elsie - piano<br>teacher); 1957-1990 - Clarence and Alice Goff (both - Goff Real<br>Estate)   |  | Architect/builder: -<br>Architectural details: decorative gables, wrap<br>around porch, gable-roof sections<br>Modifications: Historic: -; Non-historic: siding,<br>carport addition<br>Garage: (carport addition)   |

West Side Residential Historic District

Washington County, Iowa

Name of Property

County and State

| Address<br>State #, Map #, FS #<br>District status   | Historic Name   | significant date/s<br>architectural style/type | Materials of walls, foundations, roof   |
|--|---|--|---|
|  | Original/Historic/Current use<br>History of property  |  | Architectural data (architect/builder,<br>features, modifications), Garage data   |
| <b>527 W. Washington Blvd</b><br><br>Map #69<br>State #92-00376<br>Field Site #WS-064<br><br>District status:<br>1 contributing building (A, C), 1 non-contributing building | <b>Howard A. and Martha J. Burrell House</b>  | c.1876<br>Italianate                           | Walls: frame - wood<br>Foundation: stone<br>Roof: gable-front with side wing - asphalt shingles   |
|  | Original use: single family house; Historic use: single family house; Current use: single family house<br>1868-1916 - Howard A. Burrell (wife Harriett 1868-1876, wife Martha J. 1877-1908) (1866-1903 - editor of Washington Press, 1909 - author of History of Washington Co)<br>1920-1926 - George and Mary Teas (blacksmith); 1926-29 - Mary E. McCleery; 1929-1937 - owned by Caughley W. and Susie (Anderson) Southwell -used as rental - by 1932 rented to Frank B. and Bertha Miller<br>1930 house value (or rent): \$030, 30<br>1937-1953 - Frank B. and Bertha Miller (park board, district manager for Iowa Southern Utilities); 1953-1985 - Bertha Miller (widow)   |  | Architect/builder: -<br>Architectural details: tall 2/2 wood windows with surrounds, full porch, decorative brick chimneys, wide eaves<br>Modifications: Historic: 1890 - addition; Non-historic: rear addition/enclosed porch<br>Garage: detached frame - two car<br>Date: 1998<br>Walls: wood - shake/vertical<br>Foundation: concrete<br>Roof: gable front roof - asphalt shingles |
| <b>504 W. Washington Blvd</b><br><br>Map #70<br>State #92-00179<br>Field Site #WS-065<br><br>District status:<br>1 contributing building (A, C), 1 non-contributing building | <b>Joseph and Elizabeth Keck House</b>  | c.1856<br>Second Empire / Gothic Revival       | Walls: brick<br>Foundation: stone<br>Roof: mansard roof - asphalt shingles  |
|  | Original use: single family house; Historic use: hospital/sanitorium, single family house; Current use: single family house<br>1855-1901 - Joseph Keck and family (wife Elizabeth 1855-1876, wife Fannie 1882-1890, wife Minnie 1891-1901) (president of First National Bank, real estate)<br>1902-1910 - owned by son Charles H. Keck, Pleasant View Sanitorium here in in 1907-09 - Dr. Sandy and Dr. Courtright; 1910-12 - George and Nida Peck (real estate); 1912-14 - Rose Gardner (widow); 1914-1919 - Archie and Mary McCulley (real estate)<br>1930 house value (or rent): \$8000<br>1919-1963 - Dr. Marvin H. and Dr. Hattie B. Sartor (chiropractors - Sartor & Sartor); 1963-1981 - John and Rosemary Elliott (Foremost McKesson and Robbins Drug Co), 1981-1996 - Rosemary Elliott (widow) |  | Architect/builder: -<br>Architectural details: mansard roof with decorative gables with vergeboard, arch windows, 2/2 wood windows, brick pilasters, front porch, side porch<br>Modifications: Historic: -; Non-historic: -<br>Garage: detached frame - two car<br>Date: 2000<br>Walls: wood<br>Foundation: concrete<br>Roof: side gable roof - asphalt shingles                      |
| <b>510 W. Washington Blvd</b><br><br>Map #71<br>State #92-00390<br>Field Site #WS-066<br><br>District status:<br>1 contributing building (A, C), 1 non-contributing building | <b>Rose Gardner House</b>   | c.1914<br>Craftsman (gable-front)              | Walls: frame - wood siding/shingles<br>Foundation: concrete block - rusticated<br>Roof: gable-front - asphalt shingles  |
|  | Original use: single family house; Historic use: single family house; Current use: single family house<br>(part of Western Add, Out Lot 1 - Joseph Keck's property, replatted as Lot 12-13 in Keck's Addition after his death in 1901)<br>1910-1914 - lot owned by real estate investor William and Catherine Roberts - likely built house in 1913 or 1914 to sell; 1914-1918 - Rose Gardner (widow), 1918-21 - owned by daughter Jessie Martin, used as rental<br>1930 house value (or rent): \$8000<br>1921-1946 - Mack C. and Elizabeth DeLong (mgr of Washington Lumber and Fuel Yard, then postmaster); 1946-1962 - Elizabeth DeLong (widow); 1963-1985 - Raymond E. and Clara J. Carter (insurance, furniture salesman) (nurse)   |  | Architect/builder: -<br>Architectural details: wide eaves, wood shingle siding, oriel window<br>Modifications: Historic: -; Non-historic: screens on porch<br>Garage: detached frame - two car<br>Date: 1995<br>Walls: vinyl siding<br>Foundation: concrete<br>Roof: gable front roof - asphalt shingles  |



West Side Residential Historic District

Washington County, Iowa

Name of Property

County and State

| Address<br>State #, Map #, FS #<br>District status  | Historic Name  | significant date/s<br>architectural style/type | Materials of walls, foundations, roof   |
|---|--|--|---|
|   | Original/Historic/Current use<br>History of property   |  | Architectural data (architect/builder,<br>features, modifications), Garage data   |
| <b>516 W. Washington Blvd</b><br><br>Map #72<br>State #92-00391<br>Field Site #WS-067<br><br>District status:<br>2 contributing buildings (A, C), 1 non-contributing building | <b>Dr. William E. and Myrtle Anderson House (#2)</b>   | 1909<br>Queen Anne / Foursquare                | Walls: frame - wood siding (flared mid-story)<br>Foundation: stone<br>Roof: combination hip/gable - asphalt shingles  |
|   | Original use: single family house; Historic use: single family house;<br>Current use: single family house<br>(part of Western Add, Out Lot 1 - Joseph Keck's property, replatted as Lot 12 in Keck's Addition after his death in 1901)<br>1909-1919 - Dr. William E. and Myrtle Anderson (physician) (moved here from 514 W. Main); 1919-1929 - Albert (Bert) and Carrie Dill (retired farmer); 1929-1958 - Carrie Dill (rental in 1930s into 1940s, then moved back into house with daughter Mae Smith)<br>1930 house value (or rent): \$3000<br>1959-1969 - Mae (Dill) Smith (widow); 1969-2010s - James and Janet Peterson (wholesale horologist)   |  | Architect/builder: -<br>Architectural details: wrap-around porch, wood windows, oriel window, bay window, flared siding at mid-story<br>Modifications: Historic: -; Non-historic: rear addition/enclosed porch<br>Garage: detached rusticated concrete block - one car ©; also second two-car frame garage built in 2005 (NC)<br>Date: 1920s<br>Walls: rusticated concrete block<br>Foundation: concrete<br>Roof: hip roof - asphalt shingles<br>Notes: rusticated concrete block walls, smooth on rear/north |
| <b>522 W. Washington Blvd</b><br><br>Map #73<br>State #92-00392<br>Field Site #WS-068<br><br>District status:<br>1 contributing building (A, C), 1 non-contributing building  | <b>Carl M. and Helen B. Keck House</b>   | 1897<br>Queen Anne                             | Walls: frame - stucco / wood shingles<br>Foundation: stone<br>Roof: cross gable - asphalt shingles  |
|   | Original use: single family house; Historic use: single family house;<br>Current use: single family house<br>west edge of Joseph Keck's property, later platted as Lot 11 in Keck's Addition; 1897 - house built for Carl M. Keck (grandson of Joseph) and wife Helen (Burrell) Keck<br>1897-1937 - Carl M. and Helen B. Keck (1890s - teller/cashier at Citizens Savings Bank, by 1908 - vice president, 1912 - bank became Commercial Savings Bank, still vice president; president by 1926 until death in 1937)<br>1930 house value (or rent): \$5000<br>1937-1945 - Helen Keck (widow) owned house, used as rental; 1945-50 - Florence Durst (widow), 1951-1981 - Harold and Helen Durst (teacher, city building inspector); 1981-1988 - Helen Durst (widow)   |  | Architect/builder: -<br>Architectural details: built-out gables with pointed arch openings, rounded two-story façade bay window, wood windows, shingled gables<br>Modifications: Historic: -; Non-historic: rear enclosed porch/deck<br>Garage: detached frame - two car<br>Date: 1990<br>Walls: vertical wood T111 siding<br>Foundation: concrete<br>Roof: gable front roof - asphalt shingles<br>Notes:   |
| <b>530 W. Washington Blvd</b><br><br>Map #74<br>State #92-00393<br>Field Site #WS-069<br><br>District status:<br>1 contributing building (A, C), 1 non-contributing building  | <b>John and Ella Dodds House</b>   | c.1875<br>T-plan                               | Walls: frame - wood<br>Foundation: stone<br>Roof: cross gable - asphalt shingles  |
|   | Original use: single family house; Historic use: single family house;<br>Current use: single family house<br>platted as Out Lot 2 in Western Addition, 1875 - John Dodds built house on street known as Gospel Ridge at place of elms; 1875-1900 - John and Ella (Mielma) Dodds (merchant, farmer, city council rep); 1900-c.1905 - Ella Dodds<br>c.1905-1922 - Dr. Daniel and Mary Ann Arthaud (physician); 1922-1932 - John T. and Susie Anderson (retired farmer); 1932-1935 - Susie Arthaud (widow); 1935-39 - owned by daughter Helen (Anderson) Southwell, used as rental<br>1930 house value (or rent): \$6000<br>1939-1960 - Tolbert A. and Pearl Flenner (livestock buyer/owner); 1960-1974 - Robert J. and June P. Nicola (sec/mgr of McCleery-Cummings Co); 1974-1979 - Arden Davis and Beatrice Vesely (electrical contractor) (nurse) |  | Architect/builder: -<br>Architectural details: 2/2 wood windows, wide eaves, T-plan form, wrap-around porch<br>Modifications: Historic: 1920s - wrap around porch built (replaced earlier porch); c.1950 - one-story rear addition; Non-historic: -<br>Garage: detached metal - two car<br>Date: 1976<br>Walls: metal<br>Foundation: concrete<br>Roof: side gable roof - metal  |

West Side Residential Historic District

Washington County, Iowa

Name of Property

County and State

| Address<br>State #, Map #, FS #<br>District status  | Historic Name  | significant date/s<br>architectural style/type | Materials of walls, foundations, roof   |
|---|--|--|---|
|   | Original/Historic/Current use<br>History of property |  | Architectural data (architect/builder,<br>features, modifications), Garage data   |
| <b>602 W. Washington Blvd</b><br><br>Map #75<br>State #92-00394<br>Field Site #WS-070<br><br>District status:<br>2 contributing buildings<br>(A, C)                             | <b>Wesley and Maria Smith House</b>                  | c.1908<br>Foursquare / Craftsman               | Walls: frame - aluminum<br>Foundation: stone<br>Roof: hip roof - asphalt shingles<br><br>Architect/builder: -<br>Architectural details: wide eaves with brackets, gable-roof dormers, front porch<br>Modifications: Historic: ; Non-historic: siding<br>Garage: detached frame - two car<br>Date: 1950<br>Walls: aluminum siding<br>Foundation: concrete<br>Roof: gable front roof - asphalt shingles   |
| <b>608 W. Washington Blvd</b><br><br>Map #76<br>State #92-00395<br>Field Site #WS-071<br><br>District status:<br>1 contributing building<br>(A, C), 1 non-contributing building | <b>John O. and Perle Roberts House</b>               | c.1912<br>bungalow - side gable                | Walls: frame - wood (vertical grooved), wood shingles<br>Foundation: rusticated concrete block<br>Roof: side gable - asphalt shingles<br><br>Architect/builder: -<br>Architectural details: wide eaves, front porch, wood windows, dormer, wood siding/shingles<br>Modifications: Historic: -; Non-historic: -<br>Garage: detached frame - one car<br>Date: 1977<br>Walls: wood vertical T111 siding<br>Foundation: concrete<br>Roof: gable front roof - asphalt shingles<br>Notes:   |
| <b>614 W. Washington Blvd</b><br><br>Map #77<br>State #92-00396<br>Field Site #WS-072<br><br>District status:<br>1 contributing building<br>(A, C), 1 non-contributing building | <b>Peter and Lucy Berdo House</b>                    | 1913<br>Classical Revival                      | Walls: frame - wood<br>Foundation: concrete block - rusticated<br>Roof: hip roof - asphalt shingles<br><br>Architect/builder: -<br>Architectural details: wood siding/cornerboards/trim, bay/oriel windows, wood windows, entry with sidelights/transom, restored porch<br>Modifications: Historic: 1950 - chapel addition to rear for convent; Non-historic: 1998 - tornado damaged porch - restored to original design<br>Garage: detached frame - one car<br>Date: 1960s<br>Walls: vinyl siding<br>Foundation: concrete<br>Roof: gable front roof - asphalt shingles |
| <b>620 W. Washington Blvd</b><br><br>Map #78<br>State #92-00762<br>Field Site #WS-073<br><br>District status:<br>1 contributing building<br>(A)                                 | <b>Claude and Cora McCoy House</b>                   | c.1958<br>ranch - hip roof                     | Walls: frame - vinyl<br>Foundation: brick veneer<br>Roof: hip roof - asphalt shingles<br><br>Architect/builder: -<br>Architectural details: -<br>Modifications: Historic: -; Non-historic: -<br>Garage: attached  |

West Side Residential Historic District

Washington County, Iowa

Name of Property

County and State

| Address<br>State #, Map #, FS #<br>District status  | Historic Name  | significant date/s<br>architectural style/type | Materials of walls, foundations, roof  |
|---|--|--|--|
|   | Original/Historic/Current use<br>History of property   |  | Architectural data (architect/builder,<br>features, modifications), Garage data  |
| <b>624 W. Washington Blvd</b><br><br>Map #79<br>State #92-00763<br>Field Site #WS-074<br><br>District status:<br>1 contributing building<br>(A)                                 | <b>James and Geraldine Schmitt House</b>   | c.1965<br>ranch                                | Walls: frame - vinyl<br>Foundation: concrete block<br>Roof: side gable with front cross gable - asphalt shingles   |
|   | Original use: single family house; Historic use: single family house;<br>Current use: single family house<br>(part of Hiram Scofield property - c.1870 house at 633 W. Main;<br>1946-1956 - lots owned by St James Catholic Church)<br>1956 - lots 5-7 bought by Irvin Coffey, sold parcel in 1965; 1965-<br>2015+ - James and Geraldine Schmitt   |  | Architect/builder: -<br>Architectural details: front cross gables<br>Modifications: Historic: -; Non-historic: siding (2017)<br>Garage: attached   |
| <b>603 W. Washington Blvd</b><br><br>Map #80<br>State #92-00180<br>Field Site #WS-075<br><br>District status:<br>1 contributing building<br>(A, C), 1 non-contributing building | <b>Frank and Nettie Stewart House</b>  | 1893<br>Queen Anne                             | Walls: frame - wood<br>Foundation: stone<br>Roof: cross gable - asphalt shingles   |
|   | Original use: single family house; Historic use: single family house;<br>Current use: single family house<br>1893-1925 - Frank and Nettie Stewart (lived here in earlier house<br>1888-1893) (1880s-1897 - hardware business with brother George,<br>1893-1900s - vp at Citizens Saving Bank, 1905 - started<br>Washington Manufacturing Company - made wagon boxes)<br>1893-1925 - Frank and Nettie Stewart (1904-06 - led efforts to<br>establish Sunset Park - the park commissioner, 1905 - founder of<br>Washington Co Historical Society, 1908 - established American<br>Pearl Button Co with b-in-law Frank Giesler)<br>1930 house value (or rent): \$10000<br>1925-1930 - daughter Marian Stewart, 1930-1963 - Marion (Stewart)<br>and Delbert Bailey; 1963-1967 - Marion Bailey; 1969 - Lyle and<br>Jeanenne Edwards, 1970-72 - David and Sulynn Moore, 1972-1977<br>- Philip and Lynne Rusley, 1977-1989 - Brad and Deborah Kiesey |  | Architect/builder: Shrader, Harry (contractor)<br>Architectural details: decorative trim and wall surfaces, porches, bay windows<br>Modifications: Historic: c.1905 - rear second story addition (by 1909 map); Non-historic: -<br>Garage: detached frame<br>Date: 1982<br>Walls: wood siding<br>Foundation: concrete<br>Roof: gable front roof - asphalt shingles     |
| <b>611 W. Washington Blvd</b><br><br>Map #81<br>State #92-00378<br>Field Site #WS-076<br><br>District status:<br>1 contributing building<br>(A, C), 1 non-contributing building | <b>Mary A. Hollingsworth House</b>   | 1909<br>bungalow - gable front                 | Walls: brick - stucco, frame gables - wood shingles<br>Foundation: stone<br>Roof: cross gable /gambrel - asphalt shingles  |
|   | Original use: single family house; Historic use: single family house;<br>Current use: single family house<br>1908 - earlier Hollingsworth family home burned, 1909-1921 - Mary<br>A. Hollingsworth, also daughters Della and Berthine Hollingsworth;<br>1921-1950s - Della Hollingsworth owned, various family members<br>lived here<br>1930 house value (or rent): \$8000<br>1930s - brothers Henry Hollingsworth and Livingston Hollingsworth<br>lived here, 1940s - also niece Ruth and husband Alex Lytle; 1958-<br>1982 - Ruth Lytle, sister Carrie Berdo also lived here in 1960s-70s  |  | Architect/builder: -<br>Architectural details: flared gambrel rooflines, front porch, wood shingled gables, dormer, rear porch, wood windows<br>Modifications: Historic: -; Non-historic: porch extended to sides and new steps<br>Garage: detached frame<br>Date: 1984<br>Walls: T111 wood siding<br>Foundation: concrete<br>Roof: side gable roof - asphalt shingles |
| <b>617 W. Washington Blvd</b><br><br>Map #82<br>State #92-00379<br>Field Site #WS-077<br><br>District status:<br>1 contributing building<br>(A, C), 1 non-contributing building | <b>Amos and Sarah Alberson House</b>   | c.1911<br>Craftsman - clipped gables           | Walls: frame - wood siding/shingles<br>Foundation: stone / brick<br>Roof: side gable - asphalt shingles  |
|   | Original use: single family house; Historic use: single family house;<br>Current use: single family house<br>1908 - earlier Hollingsworth family home burned, double lot split;<br>1910-1919 - Amos N. and Sarah Alberson (grocer), 1919-1948 - Ira<br>and Cora Rathmel (real estate)<br>1930 house value (or rent): \$9000<br>1948-49 - Edward and Fannie Stewart, 1949-1958 - Henry and<br>Frieda Witthoft, 1958-1978 - Keith and Marla Vetter (Iowa state rep,<br>owner of Culligan Soft Water)   |  | Architect/builder: -<br>Architectural details: wood shingles on 2nd story (flared at bottom), wood siding, wide eaves, brackets, front porch<br>Modifications: Historic: -; Non-historic: rear addition<br>Garage: detached frame<br>Date: 2000<br>Walls: wood siding<br>Foundation: concrete<br>Roof: side gambrel roof - asphalt shingles                            |

West Side Residential Historic District

Washington County, Iowa

Name of Property

County and State

| Address<br>State #, Map #, FS #<br>District status  | Historic Name  | significant date/s<br>architectural style/type | Materials of walls, foundations, roof   |
|---|--|--|---|
|   | Original/Historic/Current use<br>History of property |  | Architectural data (architect/builder,<br>features, modifications), Garage data   |
| <p><b>627 W. Washington Blvd</b></p> <p>Map #83<br/>State #92-00380<br/>Field Site #WS-078</p> <p>District status:<br/>1 contributing building (A), 1 non-contributing building</p> | <p><b>First United Presbyterian Parsonage</b></p>    | <p>1894<br/>Queen Anne</p>                     | <p>Walls: frame - vinyl<br/>Foundation: stone<br/>Roof: side gable - asphalt shingles</p> <p>Architect/builder: -<br/>Architectural details: front turret, front porch<br/>Modifications: Historic: -; Non-historic: vinyl siding, windows<br/>Garage: detached frame<br/>Date: 1982<br/>Walls: wide wood siding<br/>Foundation: concrete<br/>Roof: gable front roof - asphalt shingle</p>  |
| <p><b>631 W. Washington Blvd</b></p> <p>Map #84<br/>State #92-00381<br/>Field Site #WS-079</p> <p>District status:<br/>2 contributing buildings (A)</p>                             | <p><b>Cherry-Campbell House</b></p>                  | <p>c.1876<br/>side gable - 2 story</p>         | <p>Walls: frame - vinyl<br/>Foundation: stone<br/>Roof: side gable - asphalt shingles</p> <p>Architect/builder: -<br/>Architectural details: 2/1 wood windows<br/>Modifications: Historic: rear two-story addition; Non-historic: rear one-story addition, vinyl siding<br/>Garage: detached frame - two car<br/>Date: 1910s (on 1917 map)<br/>Walls: asbestos siding<br/>Foundation: concrete<br/>Roof: hip roof - asphalt</p>   |
| <p><b>635 W. Washington Blvd</b></p> <p>Map #85<br/>State #92-00764<br/>Field Site #WS-080</p> <p>District status:<br/>1 contributing building (A, C)</p>                           | <p><b>Leonard and Lillian Tindal House</b></p>       | <p>1968<br/>split level</p>                    | <p>Walls: frame - brick veneer, board/batten<br/>Foundation: brick veneer<br/>Roof: hip roof - asphalt shingles</p> <p>Architect/builder: -<br/>Architectural details: corner picture window<br/>Modifications: Historic: -; Non-historic: -<br/>Garage: attached - two car</p>   |
| <p><b>209 S. Avenue F</b></p> <p>Map #86<br/>State #92-00431<br/>Field Site #WS-081</p> <p>District status:<br/>2 contributing buildings (A, C)</p>                                 | <p><b>Daniel and Elizabeth Wilde House</b></p>       | <p>1902<br/>Victorian vernacular</p>           | <p>Walls: frame - wood<br/>Foundation: brick<br/>Roof: cross gable - asphalt shingles</p> <p>Architect/builder: -<br/>Architectural details: wood shingled gables with decorative details, bay/oriel windows, chamfered corner, front porch<br/>Modifications: Historic: -; Non-historic: enclosed rear porch, deck addition<br/>Garage: detached frame - one car<br/>Date: 1910s (on 1917 map)<br/>Walls: vertical wood boards<br/>Foundation: wood posts<br/>Roof: gable front roof - asphalt<br/>Notes: sliding doors, bay window on north, wood windows</p> |

West Side Residential Historic District

Washington County, Iowa

Name of Property

County and State

| Address<br>State #, Map #, FS #<br>District status  | Historic Name   | significant date/s<br>architectural style/type | Materials of walls, foundations, roof  |
|---|---|--|--|
|   | Original/Historic/Current use<br>History of property  |  | Architectural data (architect/builder,<br>features, modifications), Garage data  |
| <b>701 W. Washington Blvd</b><br><br>Map #87<br>State #92-00765<br>Field Site #WS-082<br><br>District status:<br>1 contributing building (A)                              | <b>James and Amy Work House</b>   | 1895<br>Queen Anne                             | Walls: frame - vinyl<br>Foundation: stone<br>Roof: combination hip/gable - asphalt shingles  |
|   | Original use: single family house; Historic use: single family house;<br>Current use: single family house<br>1895-1911 - James A. and Amy (Wilde) Work (shoe store owner)<br>1911-1920s - Matthew and Elizabeth Gillespie (retired), 1920s-1943 - Elizabeth Gillespie, daughter Zoe Gillespie<br>1930 house value (or rent): \$3500<br>1946-1951 - owned by George C. and Ruby Stewart (hardware clerk) - remodeled for several families to live here, 1951-55 - Keith Norton, residing here through 1960; 1955-1970s - owned by Glenn L. and Florence Laffer - lived here in 1964 - used as rental |  | Architect/builder: -<br>Architectural details: wrap around porch, angled entry, bay window<br>Modifications: Historic: -; Non-historic: siding, windows<br>Garage: attached (rear/basement addition)   |
| <b>704 W. Washington Blvd</b><br><br>Map #88<br>State #92-00766<br>Field Site #WS-083<br><br>District status:<br>1 contributing building (A, C)                           | <b>Harry and Marguerite Sowden House</b>  | c.1952<br>ranch - side gable                   | Walls: brick veneer<br>Foundation: concrete<br>Roof: cross gable - asphalt   |
|   | Original use: single family house; Historic use: single family house;<br>Current use: single family house<br>(part of the Patterson property - 717 W. Main; 1942-43 - lots owned by Home Owners Loan Corp; 1943-51 - lots owned by Earl Wood, contractor; 1951 - lots 7-10 sold to Harry and Marguerite Sowden)<br>1951-1954 - Harry and Marguerite Sowden (contractor); 1954-1973 - Irvin and Eva Coffey (income tax business); 1973-1977 - Rev. Milan and Almeda Thompson   |  | Architect/builder: Sowden, Harry (contractor)<br>Architectural details: tall single-light casement windows, gable sections<br>Modifications: Historic: -; Non-historic: -<br>Garage: attached - two car  |
| <b>708 W. Washington Blvd</b><br><br>Map #89<br>State #92-00767<br>Field Site #WS-084<br><br>District status:<br>1 contributing building (A)                              | <b>George J. and Kathleen M. Krogmeier House</b>  | c.1953<br>ranch - side gable                   | Walls: frame - vinyl<br>Foundation: concrete block<br>Roof: side gable with front cross gable - asphalt shingles   |
|   | Original use: single family house; Historic use: single family house;<br>Current use: single family house<br>(part of the Patterson property - 717 W. Main; 1942-43 - lots owned by Home Owners Loan Corp; 1943-51 - lots owned by Earl Wood, contractor; 1951 - lots 7-10 sold to Harry and Marguerite Sowden)<br>1952-1995 - Dr. George J. (dentist) and Kathleen M. (teacher) Krogmeier  |  | Architect/builder: -<br>Architectural details: inset/screen porch at SE corner (rebuilt in 2017)<br>Modifications: Historic: -; Non-historic: siding, windows, porch, garage<br>Garage: attached - one car   |
| <b>712 W. Washington Blvd</b><br><br>Map #90<br>State #92-00768<br>Field Site #WS-085<br><br>District status:<br>1 contributing building (A)                              | <b>Mildred J. Whitehead House</b>   | c.1953<br>ranch - hip                          | Walls: frame - wide wood siding<br>Foundation: concrete block<br>Roof: hip roof - asphalt shingles   |
|   | Original use: single family house; Historic use: single family house;<br>Current use: single family house<br>(part of the Patterson property - 717 W. Main; 1942-43 - lots owned by Home Owners Loan Corp; 1943-51 - lots owned by Earl Wood, contractor; 1951 - lots 7-10 sold to Harry and Marguerite Sowden)<br>1953-1959 - Mildred J. Whitehead (clerk at Seifert's), 1959-1985 - Charles C. and Mildred (Whitehead) Snyder   |  | Architect/builder: -<br>Architectural details: inset entry/window section<br>Modifications: Historic: -; Non-historic: some windows<br>Garage: attached garage and carport - one car   |
| <b>728 W. Washington Blvd</b><br><br>Map #91<br>State #92-00769<br>Field Site #WS-086<br><br>District status:<br>1 contributing building (A), 1 non-contributing building | <b>Robert and Helen Birney House</b>  | c.1951<br>ranch - cross gables                 | Walls: frame - vinyl<br>Foundation: concrete<br>Roof: side gable with end cross gables - asphalt shingles  |
|   | Original use: single family house; Historic use: single family house;<br>Current use: single family house<br>(part of Marie property - 727 W. Main St)<br>1951-1990s - Robert O. and Helen A. Birney (salesman, River Products) (waitress / store clerk); 1990s-2002 - Helen Birney (retired)   |  | Architect/builder:<br>Architectural details: inset entry/porch, picture window<br>Modifications: Historic: -; Non-historic: siding, some windows<br>Garage: detached frame - one car<br>Date: 1975<br>Walls: vinyl siding<br>Foundation: concrete<br>Roof: gable front roof - asphalt shingles |

West Side Residential Historic District

Washington County, Iowa

Name of Property

County and State

| Address<br>State #, Map #, FS #<br>District status  | Historic Name  | significant date/s<br>architectural style/type | Materials of walls, foundations, roof  |
|---|--|--|--|
|   | Original/Historic/Current use<br>History of property   |  | Architectural data (architect/builder,<br>features, modifications), Garage data  |
| <b>730 W. Washington Blvd</b><br><br>Map #92<br>State #92-00770<br>Field Site #WS-087<br><br>District status:<br>1 contributing building<br>(A, C)                | <b>James and Nancy Lou Seifert House</b>   | c.1954<br>ranch                                | Walls: frame - vertical wood panels, brick accent wall<br>Foundation: concrete block<br>Roof: flat roof - rubber membrane  |
|   | Original use: single family house; Historic use: single family house;<br>Current use: single family house<br>(part of Marie/Braunhausen property - 735 W. Main St)<br>1954-1958 - James and Nancy Lou Seifert (opened Seifert's in 1954 - womens clothing - 1st in Washington); 1959-1970 - George C. and Ruby Stewart (retired); 1970-1975 - William Perdock; 1975-1987 - Dan and Shar Bryan  |  | Architect/builder: -<br>Architectural details: flat roof with wide eaves and decorative metal work, corner windows, brick accent wall<br>Modifications: Historic: -; Non-historic: -<br>Garage: attached - basement - one car  |
| <b>802 W. Washington Blvd</b><br><br>Map #93<br>State #92-00771<br>Field Site #WS-088<br><br>District status:<br>1 non-contributing building (age)                | <b>Ardie and Juanita Lovick House</b>  | 1985<br>A-frame                                | Walls: frame/boards<br>Foundation: concrete<br>Roof: A-frame roof - asphalt shingles   |
|   | Original use: single family house; Historic use: single family house;<br>Current use: single family house<br>(part of property to north - 803 W. Main)<br>1984-85 - A-frame house built by Buildings Trades Class under direction of teacher/contractor David Horsey for Lovicks; 1985-2005 - Ardie and Juanita Lovick, 2005-2014 - Juanita Lovick   |  | Architect/builder: Horsey, David (contractor, with Building Trades students)<br>Architectural details: A-frame form, side gables<br>Modifications: Historic: -; Non-historic: windows (2016)<br>Garage: attached - basement - one car  |
| <b>111 N. Avenue B</b><br><br>Map #94<br>State #92-00772<br>Field Site #WS-089<br><br>District status:<br>1 contributing building,<br>1 non-contributing building | <b>Ira W. and Helen Shenefeld House</b>  | 1947<br>minimal traditional                    | Walls: frame - aluminum<br>Foundation: concrete block - rusticated<br>Roof: side gable roof - asphalt shingles   |
|   | Original use: single family house; Historic use: single family house;<br>Current use: single family house<br>lot sold separately in 1946 by Howard Crozier, 1946-47 - Jim M. White (contractor, completion of house delayed to 1947 due to shortage of materials), 1948-1969 - Ira and Helen Shenefeld (retired business owner); 1969-1986 - Helen Shenefeld   |  | Architect/builder: White, Jim<br>Architectural details: large picture windows at corner, 6/1 wood windows, overall form<br>Modifications: Historic: -; Non-historic: -<br>Garage: detached frame - two car<br>Date: 1980s<br>Walls: vinyl siding<br>Foundation: concrete<br>Roof: gable front roof - asphalt shingles    |
| <b>302 W. Main St</b><br><br>Map #95<br>State #92-00773<br>Field Site #WS-090<br><br>District status:<br>1 contributing building<br>(A, C)                        | <b>John H. and Sarah Chilcote House</b>  | c.1876<br>gable front - 2 story                | Walls: frame - wood siding<br>Foundation: stone<br>Roof: gable-front roof - asphalt shingles   |
|   | Original use: single family house; Historic use: single family house, commercial; Current use: two family conversion<br>1876-1881 - John H. and Sarah Chilcote (hardware / stoves, former druggist); 1881-1906 - James H. and Lizzie N. Young (president, Washington County Savings Bank)<br>1906-1933 - Dr. Charles W. and Maude Stewart; 1933-1940 - Maude Stewart<br>1930 house value (or rent): \$6000<br>1940-c.1954 - Howard Crozier, Donald Minick also here; c.1954-1959 - Donald Minick; 1959-1970s - Goff Real Estate (owned by Clarence Goff), apartment on upper story |  | Architect/builder: -<br>Architectural details: wood window surrounds, some 2/2 windows<br>Modifications: Historic: c.1906 - west cross-gable addition, c.1959 - first story / porch remodeling; Non-historic: -<br>Garage: attached (addition) - one car   |
| <b>308 W. Main St</b><br><br>Map #96<br>State #92-00411<br>Field Site #WS-091<br><br>District status:<br>2 contributing buildings<br>(A)                          | <b>William A. and Josephine Stiles House</b>   | c.1870<br>cross gable - 2 story                | Walls: frame - aluminum<br>Foundation: stone<br>Roof: cross gable roof - asphalt shingles  |
|   | Original use: single family house; Historic use: single family house;<br>Current use: single family house / daycare<br>c.1857-1902 - William A. and Josephine Stiles (carpenter/contractor) - earlier house on lot replaced by current house - likely around 1870 (appears on 1874 map, 1892 Sanborn map)<br>1903-1957 - Dr. Charles W. and Bessie McLaughlin<br>1930 house value (or rent): \$6000<br>1957-1971 - Dale and Helen Woodburn (farmer, school cook), 1971-1975 - Helen Woodburn   |  | Architect/builder: Stiles, William<br>Architectural details: bay window, porch<br>Modifications: Historic: porch columns, additions; Non-historic: rear addition<br>Garage: detached frame - two car<br>Date: 1950s<br>Walls: wood siding (beveled)<br>Foundation: concrete<br>Roof: gable front roof - asphalt shingles |

West Side Residential Historic District

Washington County, Iowa

Name of Property

County and State

| Address<br>State #, Map #, FS #<br>District status  | Historic Name   | significant date/s<br>architectural style/type | Materials of walls, foundations, roof  |
|---|---|--|--|
|   | Original/Historic/Current use<br>History of property  |  | Architectural data (architect/builder,<br>features, modifications), Garage data  |
| <b>314 W. Main St</b><br><br>Map #97<br>State #92-00412<br>Field Site #WS-092<br><br>District status:<br>2 contributing buildings<br>(A,C)                              | <b>Ada B. Davis House</b><br><br>Original use: single family house; Historic use: single family house;<br>Current use: single family house<br>1916-1926 - Ada B. Davis (widow), 1926-1936 - John and Essie Koch (farmer), 1936-1942 - B.F. and Emma Bostwick (Washington Oil Co)<br>1930 house value (or rent): \$6000<br>1942-1966 - Logan and Sophia Ahrens, 1967-1970s - Sophia Ahrens   | c.1917<br>bungalow - side gable                | Walls: brick / frame - board and batten gable<br>Foundation: brick veneer / tile block<br>Roof: side gable roof - asphalt shingles<br><br>Architect/builder: -<br>Architectural details: wide eaves, brackets, siding, Craftsman windows, front porch<br>Modifications: Historic: -; Non-historic: some vinyl second story windows<br>Garage: detached brick - one car<br>Date: 1920s<br>Walls: brick / board and batten gables<br>Foundation: concrete<br>Roof: gable front roof - asphalt shingles<br>Notes: wide eaves, board and batten gables, wood side door |
| <b>320 W. Main St</b><br><br>Map #98<br>State #92-00413<br>Field Site #WS-093<br><br>District status:<br>1 contributing building<br>(A, C), 1 non-contributing building | <b>James B. and Minerva Teller House</b><br><br>Original use: single family house; Historic use: 2-5 family house - part/all rental; Current use: five unit dwelling<br>1889-1910 - James B. and Minerva Teller (deputy clerk of court), also daughter Cora<br>1910-1912 - M.E. Church owned house, 1912-1924 - George Ross and sister Cordelia Ross, 1924-1937 - Marcellus R. and Mary W. Meek, 1937-1940 - Marcellus Meek, also son Harvey Meek<br>1930 house value (or rent): \$10000<br>1940-1948 - Harvey and Alma Meek (driver for fire dept), 1948-1951 - Grace Miller, 1951-1958 - Alma Meek (five residents listed here in 1950s), 1958-1966 - Lois Humston (niece), 1966-1973 - Lloyd Humston (father) - used as rental - five residents listed | 1889<br>Queen Anne                             | Walls: frame - aluminum<br>Foundation: stone<br>Roof: combination hip/gable - asphalt shingles<br><br>Architect/builder: -<br>Architectural details: decorative porch, sunburst gables, bay windows<br>Modifications: Historic: -; Non-historic: siding<br>Garage: detached frame/metal - four car<br>Date: 1989<br>Walls: metal<br>Foundation: concrete<br>Roof: side gable roof - metal  |
| <b>305 W. Main St</b><br><br>Map #99<br>State #92-00397<br>Field Site #WS-094<br><br>District status:<br>1 contributing building<br>(A, C)                              | <b>William and Sarah Scofield House</b><br><br>Original use: single family house; Historic use: funeral home from 1930-1996; Current use: law office/commercial<br>1877-1904 - William and Sarah Scofield (real estate) - retired/moved to CA by 1910<br>1904-1919 - Marsh W. and Mary Bailey (lawyer, first president of Washington Co Historical Society in 1905), 1920-1924 - Homer and Martha Darbyshire (manager for Iowa Gas & Electric Co), 1924-27 - owned by George Pauls - rental?<br>1930 house value (or rent): \$12000, 35<br>1927-1930 - John and Clara Droz, also rental family; 1930-1959 - Sherman Funeral Home - operated by Roger Sherman, 1959-1996 - Sherman-Eden Funeral Home - operated by Wendell D. and Betty J. Eden            | c.1877<br>Italianate                           | Walls: brick<br>Foundation: stone<br>Roof: cross gable - asphalt shingles<br><br>Architect/builder: -<br>Architectural details: decorative window hoods, brackets, bay window with turret, bay window<br>Modifications: Historic: 1930 - south/rear additions; Non-historic: 1968 - west/northwest additions<br>Garage: attached to south (1930 addition)  |
| <b>315 W. Main St</b><br><br>Map #100<br>State #92-00398<br>Field Site #WS-095<br><br>District status:<br>1 contributing building<br>(A), 1 non-contributing building   | <b>William A. and Jennie Cook House</b><br><br>Original use: single family house; Historic use: single family house; Current use: single family house (earlier house owned by Cook family)<br>1897-1931 - William A. and Jennie Cook - new house around 1912 when he retired from Cook & Sherman (drug store) - involved in banking/real estate in 1910s; 1931-1937 - Jennie Cook<br>1930 house value (or rent): \$7500<br>1937-1943 - Stella Latchem, 1943-1977 - Will and Edith Sheetz, 1978-? - Wendell and Betty Eden (Sherman-Eden Funeral Home)   | c.1912<br>bungalow - side gable / cross gable  | Walls: frame - aluminum<br>Foundation: concrete block - rusticated<br>Roof: cross gable - asphalt shingles<br><br>Architect/builder: -<br>Architectural details: wide eaves, decorative gables, triangular brackets, side chimney, front dormer<br>Modifications: Historic: -; Non-historic: siding, windows, enclosed porch<br>Garage: detached frame - two car<br>Date: 2016<br>Walls: vinyl siding<br>Foundation: concrete<br>Roof: gable front roof - asphalt shingles   |

West Side Residential Historic District

Washington County, Iowa

Name of Property

County and State

| Address<br>State #, Map #, FS #<br>District status   | Historic Name   | significant date/s<br>architectural style/type | Materials of walls, foundations, roof  |
|--|---|--|--|
|  | Original/Historic/Current use<br>History of property  |  | Architectural data (architect/builder,<br>features, modifications), Garage data  |
| <b>321 W. Main St</b><br><br>Map #101<br>State #92-00399<br>Field Site #WS-096<br><br>District status:<br>1 contributing building<br>(A, C), 1 non-contributing building | <b>Martin and Willie Miller House</b>   | 1889<br>Queen Anne                             | Walls: frame - aluminum<br>Foundation: stone<br>Roof: front gable / combination - asphalt shingles   |
|  | Original use: single family house; Historic use: single family house (boarders); Current use: single family house<br>1889-c.1905 - Martin and Willie Miller (dry goods merchant - New York Store), c.1905-1917 - Willie (Willie) D. Miller (widow), 1916-1919 - Ben and Dorothy Wallace (Wallace Lumber Co)<br>1919-1931 - Samuel and May Donahey (salesman, telegraph operator)<br>1930 house value (or rent): \$6000<br>1931-1967 - Esther Essley (social editor of the Evening Journal, boarders also here), 1968-1970s - Hubert and Laura M. Romine   |  | Architect/builder: -<br>Architectural details: decorative porch, decorative balcony, decorative windows, asymmetrical massing<br>Modifications: Historic: -; Non-historic: siding<br>Garage: detached frame - two car<br>Date: 1976<br>Walls: wide wood siding<br>Foundation: concrete<br>Roof: side gable roof - asphalt shingles |
| <b>404 W. Main St</b><br><br>Map #102<br>State #92-00774<br>Field Site #WS-097<br><br>District status:<br>1 non-contributing building (age)                              | <b>School Administration Building</b>   | 1974<br>school building                        | Walls: s - brick<br>Foundation: s - concrete<br>Roof: s - flat roof - rubber membrane  |
|  | Original use: school admin building; Historic use: school admin building; Current use: school admin building<br>1856-57 - first school built on this site<br>1900 - new brick high school built on this site, converted to junior high in 1919, closed in 1962; 1962-1967 - old building used as administrative offices, then demolished in Dec 1967<br>5-1973 - bond issue approved for new building; 10-23-1974 - open house for new administration building  |  | Architect/builder: Wehner, Roland (architect)<br>Architectural details: low horizontal profile<br>Modifications: Historic: -; Non-historic: -<br>Garage: none  |
| <b>414 W. Main St</b><br><br>Map #103<br>State #92-00414<br>Field Site #WS-098<br><br>District status:<br>1 contributing building (A)                                    | <b>Jackson and Eliza Smith House</b>  | 1891<br>Victorian vernacular (T-plan)          | Walls: frame - wide wood siding<br>Foundation: stone (brick)<br>Roof: cross gable roof - asphalt shingles  |
|  | Original use: single family house; Historic use: rental - single family house; Current use: single family house<br>1891 - built for Jackson C. and Eliza Smith, 1890s - Jackson C. and Eliza Smith (grocer), 1900-01 - Eliza Smith<br>1901-1904 - Amos Alberson (grocer), 1904-1913 - owned by William Schofield (Scofield?) and used as rental - Henry Tollenaar in 1910, 1913-1919 - owned by J.G. Miller and used as rental, 1920-1927 - owned by Margaret Simpson - still rental<br>1930 house value (or rent): \$4500<br>1927-1935 - Richard and Sarah McCleery (partner with father in McCleery Calendar Company, owned/occupied), 1935-1943 - owned by Josephine Puckett and used as rental, 1944-1963 - O.A. Kessler, 1963-1970s - Eunice Letts |  | Architect/builder:<br>Architectural details: vergeboard in gables, entry porch<br>Modifications: Historic: rear addition; Non-historic: rear garage addition (1968)<br>Garage: attached frame (addition)<br>Date:  |
| <b>420 W. Main St</b><br><br>Map #104<br>State #92-00415<br>Field Site #WS-099<br><br>District status:<br>1 contributing building, 1 non-contributing                    | <b>Samuel and Eliza Gardner House</b>   | c.1911<br>Foursquare                           | Walls: frame - vinyl siding<br>Foundation: stone<br>Roof: hip roof - asphalt shingles  |
|  | Original use: single family house; Historic use: single family house - rented from 1920s-40s; Current use: single family house (earlier house - owned by Gardner family - 1896-1910s)<br>c.1911 - new house built for Gardner family; 1911-1918 - Samuel and Eliza Gardner (landlord/retired), Aner Gardner; 1918-1944 - owned by Howard Gardner - rented to Henry and Edith Shields (lumber yard - John Shields & Sons) - Shields bought in 1944<br>1930 house value (or rent): \$n<br>1948-1966 - Walter C. and Florence Sheets; 1966-1970s - Burdell E. Martin   |  | Architect/builder:<br>Architectural details: full front porch with round columns, hip roof dormers, cubical form<br>Modifications: Historic: -; Non-historic: windows, siding<br>Garage: detached frame<br>Date: 1998<br>Walls: vertical T111 siding<br>Foundation: concrete<br>Roof: gable front roof - asphalt shingles          |



West Side Residential Historic District

Washington County, Iowa

Name of Property

County and State

| Address<br>State #, Map #, FS #<br>District status  | Historic Name   | significant date/s<br>architectural style/type             | Materials of walls, foundations, roof   |
|---|---|--|---|
|   | Original/Historic/Current use<br>History of property  |  | Architectural data (architect/builder,<br>features, modifications), Garage data   |
| <b>403 W. Main St</b><br><br>Map #105<br>State #92-00400<br>Field Site #WS-100<br><br>District status:<br>2 contributing buildings<br>(A)                       | <b>Frank W. and Wena Brindley House</b>   | 1903<br>Queen Anne   | Walls: frame - vinyl siding<br>Foundation: stone<br>Roof: combination hip/gable   |
|   | Original use: single family house; Historic use: two family dwelling in 1930s-50s+ (upper unit for daughter's family); Current use: single family house<br>earlier house on lot - lot bought by Frank Brindley in 1888 - owned until 1910<br>1903 - new house built by Frank W. (and Wena) Brindley (grocer for Brindley & Co)<br>1930 house value (or rent): \$10000, 35<br>1910-1952 - David and Ferne McLaughlin (farmer/stock dealer) - daughter Mildred and husband George Rudiger (insurance) also here in 1930s-50s; 1958-1975 - Mildred and George Rudiger (insurance), Walter and Grace Brown also here in 1972  |  | Architect/builder:<br>Architectural details: wrap around porch, projected gables, brackets, flared mid-story line<br>Modifications: Historic: -; Non-historic: siding<br>Garage: detached frame<br>Date: 1920s<br>Walls: vinyl siding<br>Foundation: concrete<br>Roof: hip roof (flared) - asphalt shingles<br>Notes: 4/1 wood windows, flared hip roof   |
| <b>409 W. Main St</b><br><br>Map #106<br>State #92-00401<br>Field Site #WS-101<br><br>District status:<br>2 contributing buildings<br>(A, C)                    | <b>Albert and Janet Morris House</b>  | c.1868, 1941<br>Gothic Revival (gable-front - 1 1/2 story) | Walls: frame - wide wood siding<br>Foundation: brick / stucco over brick, concrete block<br>Roof: front gable roof - metal (steel)  |
|   | Original use: single family house; Historic use: single family house, rental by 1950s; Current use: two family conversion<br>1867 - James M. Denny (lumber co), 1869-1880 - Albert and Janet Morris (dry goods, New York Store), 1880-1890 - James and Minerva Teller (clerk in district court), 1890-1893 - Belle Brown, 1893-1897 - Oral K. Clapper, 1897-1903 - Perry Van Winkle<br>1903-1906 - W.J. and Minnie Reynolds (photographer), 1906-1908 - John C. Little, 1908-1909 - Isabella Latta, 1909-1920s - George W. and Margaret Corbin, 1920s-1930s - Margaret Corbin, Elizabeth Corbin, Nita Corbin<br>1930 house value (or rent): \$6000<br>1940s - Elizabeth Corbin, daughter Nita Corbin - remodeled in 1941 into two apartments - second story enlarged; 1950s-60s - owned by Corbin family and rented out (Richard and Beverly Young); 1968-1975 - owned by Marion and Alice Swanson and rented out |  | Architect/builder:<br>Architectural details: steep gable roof, windows with shoulders, decorative entry porch<br>Modifications: Historic: wide wood siding; 1942 - converted to 2 apts - second story expanded to side for additional space; Non-historic: rear addition, roof (2016)<br>Garage: detached frame, carport (2003)<br>Date: 1920s<br>Walls: wood siding<br>Foundation: concrete<br>Roof: gable front roof (clipped) - asphalt shingles<br>Notes: clipped gable |
| <b>415 W. Main St</b><br><br>Map #107<br>State #92-00163<br>Field Site #WS-102<br><br>District status:<br>2 contributing buildings<br>(A)                       | <b>Dr. Gerhard and Sophia Eiskamp House</b>   | c.1905<br>Queen Anne                                       | Walls: frame - wide wood siding<br>Foundation: concrete block - rusticated<br>Roof: combination hip/gable   |
|   | Original use: single family home; Historic use: two family dwelling by 1930; Current use: two family conversion<br>(earlier house - 1883-1895 - Abigail Mealey, 1895-1897 - M.P. Miller - The New York Store)<br>1897-1914 - Dr. Gerhard H. and Sophia Eiskamp (physician) - house likely built between 1903 and 1909 (on 1909 Sanborn map); 1914-1920 - Charles and Laura Atkinson (retired); 1920-1928 - Russell Davis; 1928-1938 - John P. and Martha Wood<br>1930 house value (or rent): \$6000, 35<br>1938-1948 - Raymond and Bertha Minick (Raberta Beauty Shoppe); 1948-1980s - Edward and Frances Nardy   |  | Architect/builder:<br>Architectural details: wrap around porch<br>Modifications: Historic: wide wood siding, 2nd story on rear section; Non-historic: -<br>Garage: detached frame<br>Date: 1920s<br>Walls: wood board and batten siding<br>Foundation: concrete<br>Roof: gable front roof (clipped) - asphalt shingles<br>Notes: clipped gable  |
| <b>421 W. Main St</b><br><br>Map #108<br>State #92-00403<br>Field Site #WS-103<br><br>District status:<br>1 contributing building<br>(A, C), 1 non-contributing | <b>Thomas and Susan Wheelan House</b>   | c.1922<br>Craftsman  | Walls: frame - vinyl siding<br>Foundation: concrete block (brick)<br>Roof: side gable roof - asphalt shingles   |
|   | Original use: single family home; Historic use: single family home; Current use: single family home<br>(earlier house - Brindleys rented out - also W.R. Cubbins; 1919-1920 - Charles and Mary Brewer)<br>1920-1943 - Thomas and Susan (Susie) Wheelan (farmer/retired), 1930 house value (or rent): \$10000<br>1943-1945 - Mattie McAvoy, 1945-1950 - F.M. and Margaret Malin, 1950-1952 - Harry and Birdie Mayo, 1952-1965 - Anna Sheets (widow), Wilmer Sheets also lived here; 1965-1970s - Lester and Rose Worley  |  | Architect/builder:<br>Architectural details: full front porch, wide eaves, triangular brackets, front shed-roof dormer<br>Modifications: Historic: -; Non-historic: windows, siding, foundation<br>Garage: detached frame<br>Date: 1973<br>Walls: vertical T111 siding<br>Foundation: concrete<br>Roof: side gable roof - asphalt shingles  |

West Side Residential Historic District

Washington County, Iowa

Name of Property

County and State

| Address<br>State #, Map #, FS #<br>District status  | Historic Name   | significant date/s<br>architectural style/type | Materials of walls, foundations, roof   |
|---|---|--|---|
|   | Original/Historic/Current use<br>History of property  |  | Architectural data (architect/builder,<br>features, modifications), Garage data   |
| <b>502 W. Main St</b><br><br>Map #109<br>State #92-00775<br>Field Site #WS-104<br><br>District status:<br>1 contributing building<br>(A)                        | <b>Phebe Gardner House</b>  | c.1894 (1882?)<br>side gable - 2 story         | Walls: frame - vinyl siding<br>Foundation: stone<br>Roof: side gable roof - asphalt shingles  |
|   | Original use: single family home; Historic use: single family home - rental; Current use: single family home<br>1881-1899 - Phebe Gardner (widow) (originally numbered as 103 S. Avenue D (Jackson)), 1899-1902 - Clarence and Norma Van Sickle (salesman), 1902-1906 - Charles F. Ward<br>1906-1927 - Thomas T. and Jane America Maxwell (retired farmer), 1927-1937 - owned by Harry W. Maxwell - rental house - Don Maxwell lived here by 1935, 1937-38 - owned by Donald and Minnie Maxwell, 1937-1943 - Nathaniel & Ruth Young (farm manager, nurse)<br>1930 house value (or rent): \$025<br>1943-1959 - owned by Mabel S. Livingston - used as rental, 1959-1975 - owned by Robert Day - used as rental |  | Architect/builder:<br>Architectural details: -<br>Modifications: Historic: -; Non-historic: siding, windows, porch, addition<br>Garage: attached (2004 addition)  |
| <b>508 W. Main St</b><br><br>Map #110<br>State #92-00416<br>Field Site #WS-105<br><br>District status:<br>1 contributing building<br>(A, C), 1 non-contributing | <b>Amos and Eva Durst House</b>   | c.1917<br>bungalow - gable-front               | Walls: frame - wood shingles, aluminum siding<br>Foundation: concrete block - rusticated<br>Roof: front gable roof - asphalt shingles   |
|   | Original use: single family home; Historic use: single family home; Current use: single family home<br>1917-1928 - Amos and Eva Durst (house carpenter), 1928-1934 - Eva Durst (widow)<br>1930 house value (or rent): \$4500<br>1936-1939 - S.R. and Lillian (Jeffrey) Wallace, 1940s - Lillian Wallace (widow), 1950s - Mrs. A.P. Jeffrey (widow), 1958-1987 - Albert Ben and Wilma C. Schantz, west 44' of Lot 11 to north acquired in 1969   |  | Architect/builder:<br>Architectural details: wide eaves with brackets, shingles on 2nd story, porch, wood windows<br>Modifications: Historic: -; Non-historic: siding on 1st story, porch enclosed<br>Garage: detached frame<br>Date: 2005<br>Walls: vinyl siding<br>Foundation: concrete<br>Roof: side gable roof - asphalt shingles |
| <b>514 W. Main St</b><br><br>Map #111<br>State #92-00417<br>Field Site #WS-106<br><br>District status:<br>1 contributing building<br>(A), 1 non-contributing    | <b>Dr. William E. and Myrtle Anderson House (#1)</b>  | 1902<br>Queen Anne (modified)                  | Walls: frame - vinyl siding<br>Foundation: stone<br>Roof: combination hip/gable - asphalt shingles  |
|   | Original use: single family home; Historic use: two family dwelling in 1940s-70s; Current use: single family home<br>(part of the larger lot 6-7-8 property owned by W.E. and V.B. Kerr since 1891)<br>1901 - daughter Myrtle Kerr married Dr. W.E. Anderson; 1902 - house built - moved here in Sept; 1902-1909 - Dr. William E. and Myrtle Anderson, 1909-1920 - Sidney and Laura Smith (auto dealer / repair shop), 1920-1939 - Edward J. and Wade K. Wells<br>1930 house value (or rent): \$6000<br>1939-1950 - owned by Ivan and Ida Norton - used as rental, 1950-1973 - owned by Gladys Mace - lived on first story and used upper story as rental   |  | Architect/builder: -<br>Architectural details: corner turret<br>Modifications: Historic: -; Non-historic: siding, windows, porches<br>Garage: detached frame<br>Date: 1998<br>Walls: vinyl siding<br>Foundation: concrete<br>Roof: gable front roof - asphalt shingles  |
| <b>516 W. Main St</b><br><br>Map #112<br>State #92-00776<br>Field Site #WS-107<br><br>District status:<br>1 contributing building<br>(A, C), 1 non-contributing | <b>Etta H. Conner House</b>   | c.1925<br>bungalow - gable-front               | Walls: frame - wood shingles<br>Foundation: concrete block - rusticated<br>Roof: front gable roof - asphalt shingles  |
|   | Original use: single family home; Historic use: single family home (rental); Current use: single family home (rental)<br>(part of the larger lot 6-7-8 property owned by W.E. and V.B. Kerr since 1891, then Louisa Risk from 1913-1931)<br>1925 - house built, Louisa Risk sold property to Etta Conner and sister Minnie Conner (died in Jan 1926), 1926-1937 - Etta Conner, also brother Robert Conner, 1937-1940 - Ina L. McDowell - used as rental<br>1930 house value (or rent): \$3500<br>1940-1943 - Laurence and Ruth Dewitt (parts mgr for Tucker Chevrolet), 1943-1980 - owned by Della Miller and sister Winifred Schiebel - used as rental   |  | Architect/builder:<br>Architectural details: wood window, entry hood, wood shingle siding<br>Modifications: Historic: -; Non-historic: rear entry vestibule<br>Garage: detached frame<br>Date: 1980<br>Walls: vertical wood siding<br>Foundation: concrete<br>Roof: gable front roof (clipped) - asphalt shingles                     |

West Side Residential Historic District

Washington County, Iowa

Name of Property

County and State

| Address<br>State #, Map #, FS #<br>District status  | Historic Name  | significant date/s<br>architectural style/type | Materials of walls, foundations, roof  |
|---|--|--|--|
|   | Original/Historic/Current use<br>History of property   |  | Architectural data (architect/builder,<br>features, modifications), Garage data  |
| <b>522 W. Main St</b><br><br>Map #113<br>State #92-00418<br>Field Site #WS-108<br><br>District status:<br>1 contributing building<br>(A, C), 1 non-contributing | <b>William E. and Viola B. Kerr House</b>  | 1892<br>Second Empire                          | Walls: frame - wood siding<br>Foundation: stone<br>Roof: mansard roof - asphalt shingles   |
|   | Original use: single family home; Historic use: single family home;<br>Current use: single family home<br>1856-1891 - Lots 6-7-8 owned by William Latta, 1891 - sold to William E. and Viola B. Kerr - built house in 1892 for \$3500, 1892-1913 - William E. and Viola B. Kerr (real estate / loans)<br>1913-14 - James T. and Louisa Risk, 1914-1931 - Louisa Risk (widow)<br>1930 house value (or rent): \$5000<br>1931-1974 - Edward E and Helen B. (Risk) Ward (salesman for H. B. Ward Co) (Louisa Risk lived here also 1931-35)   |  | Architect/builder: Shrader, Harry (contractor)<br>Architectural details: mansard roof, bow windows, brackets, bay windows<br>Modifications: Historic: 1920s - front porch;<br>Non-historic: -<br>Garage: detached frame<br>Date: 2001<br>Walls: vinyl siding<br>Foundation: concrete<br>Roof: side gable roof - asphalt shingles   |
| <b>526 W. Main St</b><br><br>Map #114<br>State #92-00419<br>Field Site #WS-109<br><br>District status:<br>2 contributing buildings<br>(A, C)                    | <b>Robert and Jean Patterson House</b>   | c.1916<br>Craftsman / Foursquare               | Walls: frame - wood siding<br>Foundation: concrete block - rusticated<br>Roof: side gable roof - asphalt shingles  |
|   | Original use: single family home - rental; Historic use: single family home; Current use: single family home<br>(part of the larger lot 6-7-8 property owned by W.E. Kerr since 1891, then Louisa Risk from 1913-1931)<br>1916-1937 - owned by David and Madora Patterson - never lived here (lived at 313 W. Jefferson), used as investment/rental from 1916-1920s<br>1930 house value (or rent): \$6500<br>c.1928-1975 - Robert J. and Jean Patterson lived here - owned from 1937-1997 (Robert - manager of Wilson Coal Company in 1930s-50s), 1976-1990s - Jean Patterson sample |  | Architect/builder: -<br>Architectural details: front porch, wood shingled gables/dormers, brackets, rafter tails, windows<br>Modifications: Historic: c.1950 - rear addition;<br>Non-historic: attic windows<br>Garage: detached frame - two car<br>Date: 1940s<br>Walls: wood siding<br>Foundation: concrete<br>Roof: gable front roof (flattened) - asphalt shingles   |
| <b>503 W. Main St</b><br><br>Map #115<br>State #92-00404<br>Field Site #WS-110<br><br>District status:<br>1 contributing building<br>(A, C), 1 non-contributing | <b>Oscar and Gertrude Davis House</b>  | c.1911<br>Foursquare                           | Walls: frame - wood siding<br>Foundation: concrete block - rusticated, replaced SE corner<br>Roof: hip roof - asphalt shingles   |
|   | Original use: single family home - rental; Historic use: single family home; Current use: single family home<br>(part of Western Add, Out Lot 1, replatted as Lot 1 in Keck's Addition)<br>1910-1917 - owned by lawyer/investor Edward J. Harmeier and two relatives - rental property; 1917-1919 - John R. and Nora Bryson, 1919-1947 - Oscar H. and Gertrude Lula Davis (farmer)<br>1930 house value (or rent): \$6500<br>1948-1966 - Mary J. Davis, 1967-1974 - owned by Davis heirs and used as rental   |  | Architect/builder: -<br>Architectural details: front porch wraps around corner, dormers, bay/oriel windows<br>Modifications: Historic: -; Non-historic: 1997 - rear addition<br>Garage: detached frame - two car<br>Date: 1993<br>Walls: vertical T111 siding<br>Foundation: concrete<br>Roof: side gable roof - asphalt shingles  |
| <b>509 W. Main St</b><br><br>Map #116<br>State #92-00405<br>Field Site #WS-111<br><br>District status:<br>2 contributing buildings<br>(A, C)                    | <b>John F. and Nannie Simpson House</b>  | 1910<br>Foursquare                             | Walls: frame - wood siding<br>Foundation: stone<br>Roof: hip roof - asphalt shingles   |
|   | Original use: single family home; Historic use: single family home; Current use: single family home<br>(part of Western Add, Out Lot 1, replatted part of Lot 1 in Keck's Addition)<br>1910-1914 - owned by contractor John F. Simpson, who built a 8-room home on W. Main in 1910 (wife Nannie); 1914-1917 - John R. and Nora Bryson (retired), 1917-1925 - Leroy and Sadie Burham (farmer)<br>1930 house value (or rent): \$6000<br>1925-1955 - Clarence B. and Alice B. Yard (farmer); 1956-1976 - Charles J. and Delores D. Franzen (meterman for Iowa Southern Utility)         |  | Architect/builder: Simpson, John F.<br>Architectural details: front porch with columns/cantilever roof, bay/oriel windows, dormers, wide flared eaves, flared second story siding, circular window<br>Modifications: Historic: -; Non-historic: some small windows<br>Garage: detached frame - one car<br>Date: 1940s<br>Walls: wood siding<br>Foundation: concrete<br>Roof: gable front roof - asphalt shingles |

West Side Residential Historic District

Washington County, Iowa

Name of Property

County and State

| Address<br>State #, Map #, FS #<br>District status   | Historic Name   | significant date/s<br>architectural style/type | Materials of walls, foundations, roof   |
|--|---|--|---|
|  | Original/Historic/Current use<br>History of property  |  | Architectural data (architect/builder,<br>features, modifications), Garage data   |
| <b>515 W. Main St</b><br><br>Map #117<br>State #92-00406<br>Field Site #WS-112<br><br>District status:<br>1 contributing building<br>(A), 1 non-contributing | <b>Elizabeth Corbin House</b>   | 1910<br>bungalow - side gable                  | Walls: frame - aluminum siding<br>Foundation: concrete block - beveled<br>Roof: side gable roof - asphalt shingles  |
|  | Original use: single family home; Historic use: single family home - rental; Current use: single family home (part of Western Add, Out Lot 1, replatted part of Lot 2 in Keck's Addition)<br>1903-1918 - owned by Charles H. Keck - house built for Keck on W. Main in 1910 -on 1917 map; 1918-19 - Harwin T. and Frances Reynolds; 1919-1942 - owned by Elizabeth Corbin (widow) - lived here with daughters in 1920s, then rental in 1930s<br>1930 house value (or rent): \$035<br>1942-1967 - owned by Nita Corbin and Margaret Corbin Vogel - used as rental; 1967-1970 - owned by Margaret C. Vogel, 1970-2001 - Jerry and Joyce Bryan   |  | Architect/builder: -<br>Architectural details: front porch, flared eaves, dormers, oriel/bay windows<br>Modifications: Historic: -; Non-historic: siding, windows<br>Garage: detached frame - two car<br>Date: 1988<br>Walls: vinyl siding<br>Foundation: concrete<br>Roof: gable front roof - asphalt shingles               |
| <b>523 W. Main St</b><br><br>Map #118<br>State #92-00407<br>Field Site #WS-113<br><br>District status:<br>1 contributing building<br>(A), 1 non-contributing | <b>Henrietta F. Stewart House</b>   | c.1907<br>Foursquare                           | Walls: frame - vinyl siding<br>Foundation: concrete block - rusticated<br>Roof: hip roof - asphalt shingles   |
|  | Original use: single family home; Historic use: single family home - rental from 1930-45; Current use: single family home (part of Western Add, Out Lot 1, replatted as Lot 3 in Keck's Addition)<br>1902-1910 - lot owned by Ira M. Sproull (banker, bro-in-law of Charles H. Keck), house built c.1907 - on 1909 map; 1910-1916 - Henrietta Stewart (widow), 1916-19 - James N. and Ester Sands (retired farmer), 1919-1923 - William J. and Myrtle Todd (farmer)<br>1930 house value (or rent): \$5000<br>1923-1930 - Frances Galloway (widow), 1930-1945 - owned by Daryl D. Dayton and used as rental, 1945-1977 - Lyman R. and Carrie Carbee (telegraph operator, retired)  |  | Architect/builder: -<br>Architectural details: hip roof dormers, Foursquare form, full porch<br>Modifications: Historic: -; Non-historic: rear addition, windows, siding, porch<br>Garage: detached frame - two car<br>Date: 1984<br>Walls: vinyl siding<br>Foundation: concrete<br>Roof: gable front roof - asphalt shingles |
| <b>529 W. Main St</b><br><br>Map #119<br>State #92-00408<br>Field Site #WS-114<br><br>District status:<br>1 contributing building<br>(A), 1 non-contributing | <b>Charles H. and Ada B. Pauls House</b>  | c.1909<br>gable-front - 2 story                | Walls: frame - wood siding<br>Foundation: concrete block - rusticated<br>Roof: front gable roof - asphalt shingles  |
|  | Original use: single family home; Historic use: single family home; Current use: single family home (part of Western Add, Out Lot 1, replatted as Lot 4 in Keck's Addition)<br>1909-1912 - Charles H. and Blanche Pauls (clerk, Citizens Savings Bank), 1912-1941 - John H. and Sarah Catherine Squire (county treasurer, later councilman, retired)<br>1930 house value (or rent): \$5000<br>1941-c.1950 - Harry L. and Elizabeth Barker (retired), c.1950-1960 - Elizabeth Barker (widow), 1960-1973 - Burr B. and Marie C. Bordwell, 1973-1977 - Marie C. Bordwell   |  | Architect/builder: -<br>Architectural details: wide eaves<br>Modifications: Historic: -; Non-historic: windows<br>Garage: detached frame - two car<br>Date: 1999<br>Walls: vertical T111 siding<br>Foundation: concrete<br>Roof: gable front roof - asphalt shingles  |
| <b>601 W. Main St</b><br><br>Map #120<br>State #92-00409<br>Field Site #WS-115<br><br>District status:<br>1 contributing building<br>(A), 1 non-contributing | <b>Charles and Mary Wabnitz House</b>   | c.1903<br>Queen Anne                           | Walls: frame - vinyl siding<br>Foundation: stone (clad in stucco)<br>Roof: combination hip/gable - asphalt shingles   |
|  | Original use: single family home; Historic use: single family home - rental during short periods; Current use: single family home (part of Western Add, Out Lot 2, replatted as Lot 5 in Keck's Addition)<br>1902 - lot owned by Charles H. Keck, Emma (Sproull) Skinner; Feb 1903-1911 - Charles F. and Mary A. Wabnitz (retired farmer); 1911-1919 - owned by C.R. Wells - not here in 1917; 1919-1920 - Charles and Blanche Pauls; 1920-1921 - William A. Palmer<br>1930 house value (or rent): \$6000<br>1921-1930 - Jacob and Ida Hotle (retired), 1930-1935 - Bertha E. Phillips (widow); 1935-1940 - Emma Wittman - used as rental; 1940-41 - Peter H. Naber; 1941-43 - Frances E. Chandler; 1943-1976 - Millard E. and Pauline DeLashmutt, 1976-89 - Millard only |  | Architect/builder: -<br>Architectural details: front porch<br>Modifications: Historic: -; Non-historic: siding, windows, 1999 - rear addition<br>Garage: detached frame - two car<br>Date: 1997<br>Walls: vinyl siding<br>Foundation: concrete<br>Roof: cross gable roof - asphalt shingles                                   |

West Side Residential Historic District

Washington County, Iowa

Name of Property

County and State

| Address<br>State #, Map #, FS #<br>District status   | Historic Name   | significant date/s<br>architectural style/type | Materials of walls, foundations, roof   |
|--|---|--|---|
|  | Original/Historic/Current use<br>History of property  |  | Architectural data (architect/builder,<br>features, modifications), Garage data   |
| <b>607 W. Main St</b><br><br>Map #121<br>State #92-00164<br>Field Site #WS-116<br><br>District status:<br>1 contributing building<br>(A), 1 non-contributing | <b>William and Helen Fulton House</b>   | 1902<br>Foursquare                             | Walls: frame - vinyl siding<br>Foundation: stone (clad in stucco)<br>Roof: hip roof - asphalt shingles  |
|  | Original use: single family home; Historic use: single family home;<br>Current use: single family home<br>(part of Western Add, Out Lot 2, replatted as Lot 6 in Keck's Addition)<br>1902 - lot owned by Charles H. Keck, 1902-1920s - William and Helen Fulton (carpenter, retired), daughter Helen also lived here (bookkeeper for Iowa Gas & Electric Co), 1920s - daughter Mame and husband Dr. Edmond M. McConaughy (dentist)<br>1930 house value (or rent): \$8000<br>1930s - Dr. Edmond M. and Mame McConaughy, also Helen J. Fulton; 1940s-1950s - Helen J. Fulton, sister Mame McConaughy; 1962-1976 - owned by Colette Bruty (widow) - used as rental for Phil and Sarah Leyden |  | Architect/builder: -<br>Architectural details: front porch, dormers<br>Modifications: Historic: -; Non-historic: siding, windows<br>Garage: detached frame - two car<br>Date: 1977<br>Walls: aluminum siding<br>Foundation: concrete<br>Roof: gable front roof - asphalt shingles |
| <b>619 W. Main St</b><br><br>Map #122<br>State #92-00777<br>Field Site #WS-117<br><br>District status:<br>1 contributing building<br>(A)                     | <b>John (and ?) Copp House</b>  | 1959<br>ranch - hip roof                       | Walls: frame - wide wood siding<br>Foundation: concrete<br>Roof: hip roof - asphalt shingles  |
|  | Original use: single family home; Historic use: single family home;<br>Current use: single family home<br>(part of Hiram Scofield property - c.1870 house at 633 W. Main; 1946-1959 - lots owned by St James Catholic Church)<br>1959 - Dallas and Virginia Chamberlin, 1959-1961 - John A. Copp, 1961-1967 - William and Dorothy Matson, 1967-1979 - John and Martha Wheelen (retired farmer)  |  | Architect/builder: -<br>Architectural details: -<br>Modifications: Historic: -; Non-historic: c.1991 rear addition, siding, windows<br>Garage: attached   |
| <b>623 W. Main St</b><br><br>Map #123<br>State #92-00778<br>Field Site #WS-118<br><br>District status:<br>1 contributing building<br>(A)                     | <b>James and Patricia Harris House</b>  | c.1958<br>ranch - hip roof                     | Walls: frame - wide wood siding<br>Foundation: concrete<br>Roof: hip roof - metal   |
|  | Original use: single family home; Historic use: single family home;<br>Current use: single family home<br>(part of Hiram Scofield property - c.1870 house at 633 W. Main; 1946-1956 - lots owned by St James Catholic Church)<br>1956-1959 - Dallas and Virginia Chamberlin, 1959-1962 - James and Patricia Harris, 1962-1989 - Martha (Mary) C. Rotenburger  |  | Architect/builder: -<br>Architectural details: -<br>Modifications: Historic: -; Non-historic: -<br>Garage: attached   |
| <b>627 W. Main St</b><br><br>Map #124<br>State #92-00779<br>Field Site #WS-119<br><br>District status:<br>1 contributing building<br>(A)                     | <b>Ernie and Josephine Kriner House</b>   | c.1957<br>ranch - hip roof                     | Walls: frame - wide wood siding<br>Foundation: concrete<br>Roof: hip roof - asphalt shingles  |
|  | Original use: single family home; Historic use: single family home;<br>Current use: single family home<br>(part of Hiram Scofield property - c.1870 house at 633 W. Main; 1946-1956 - lots owned by St James Catholic Church)<br>1957-1968 - Ernie and Josephine Kriner (owner/operator of Maid Rite Sandwich Shop, c.1950-c.1967), 1968-1972 - George E and Carolyn B Gebhardt (retired), 1973-1985 - Raymond V. and Hazel M. Redlinger (retired)  |  | Architect/builder: -<br>Architectural details: -<br>Modifications: Historic: -; Non-historic: -<br>Garage: attached   |
| <b>633 W. Main St</b><br><br>Map #125<br>State #92-00780<br>Field Site #WS-120<br><br>District status:<br>1 contributing building<br>(A)                     | <b>Dallas and Virginia Chamberlin House</b>   | c.1956<br>ranch - hip roof                     | Walls: frame - wide wood siding<br>Foundation: concrete<br>Roof: hip roof - asphalt shingles  |
|  | Original use: single family home; Historic use: single family home;<br>Current use: single family home<br>(part of Hiram Scofield property - c.1870 house at 633 W. Main; 1946-1956 - lots owned by St James Catholic Church)<br>1956-1964 - Dallas and Virginia Chamberlin (sporting goods shop, coach), 1964-2015 - Virginia Chamberlin (various jobs - cook/nurse/sales)   |  | Architect/builder: -<br>Architectural details: horizontal 2/2 wood windows, picture window, recessed/projected façade<br>Modifications: Historic: -; Non-historic: -<br>Garage: attached  |

West Side Residential Historic District

Washington County, Iowa

Name of Property

County and State

| Address<br>State #, Map #, FS #<br>District status  | Historic Name   | significant date/s<br>architectural style/type | Materials of walls, foundations, roof   |
|---|---|--|---|
|   | Original/Historic/Current use<br>History of property  |  | Architectural data (architect/builder,<br>features, modifications), Garage data   |
| <b>602 W. Main St</b><br><br>Map #126<br>State #92-00781<br>Field Site #WS-121<br><br>District status:<br>2 non-contributing<br>buildings | <b>Nicholas and Mary Smith House</b>  | c.1882 (1868?), 1999<br>T-plan                 | Walls: frame - vinyl siding<br>Foundation: stone / concrete<br>Roof: cross gable roof - asphalt shingles  |
|   | Original use: single family home; Historic use: single family home;<br>Current use: single family home<br>1867 - William Latta (carpenter), 1867-1869 - W. Pelton, 1870 - L.S. Daugherty, 1870-1875 - John and Malinda Jacobs (produce dealer), 1875-1882 - Noah and Caroline Jacobs<br>1882-1890s - Nicholas and Mary Smith (carpenter/retired), daughters Ellen (dressmaker), Jane (dressmaker), Maggie (teacher), and Clara (teacher), 1890s-1900s - Nicholas Smith (retired), daughters Ellen (nurse), Jane (dressmaker), and Maggie (teacher)<br>1930 house value (or rent): \$3000<br>1913-1967 - John M. and Helen B. Kelly (Kelly's Popcorn Stand, Kelly's Confectionary), 1967-1977 - Helen Kelly, daughter Winifred Kelly |  | Architect/builder: -<br>Architectural details: -<br>Modifications: Historic: -; Non-historic: 1989 - rear addition, 1999 - front addition, siding, windows<br>Garage: detached frame - two car (size)<br>Date: 1984<br>Walls: vertical wood boards<br>Foundation: concrete<br>Roof: gable front roof - asphalt shingles   |
| <b>606 W. Main St</b><br><br>Map #127<br>State #92-00782<br>Field Site #WS-122<br><br>District status:<br>2 contributing buildings<br>(A) | <b>Henry and Teresa Eagle House</b>   | c.1924<br>bungalow - side gable                | Walls: frame - aluminum siding<br>Foundation: concrete block - rusticated<br>Roof: side gable - asphalt shingles  |
|   | Original use: single family home; Historic use: single family home;<br>Current use: single family home<br>(1867-1924 - lot owned as part of property to east - 602)<br>1924-c.1926 - Henry and Teresa Eagle (retired), c.1926-1943 - Teresa Eagle, lived here until into early 1930s, used as rental by 1935; 1943-1951 - Matt Gent<br>1930 house value (or rent): \$6000<br>1951-1963 - Joseph and Mildred McGraw, 1964-1966 - McGraw heirs, 1966-1984 - Merton and Leona Schnobelen   |  | Architect/builder: -<br>Architectural details: exposed rafter tails, porch, bay window, wood windows<br>Modifications: Historic: -; Non-historic: enclosed rear porch, side addition<br>Garage: detached frame - one car<br>Date: 1924<br>Walls: vertical wood siding<br>Foundation: concrete<br>Roof: gable front roof - asphalt shingles<br>Notes: wood doors, window |
| <b>610 W. Main St</b><br><br>Map #128<br>State #92-00783<br>Field Site #WS-123<br><br>District status:<br>2 contributing buildings<br>(A) | <b>Lucy Dempsey House</b>   | 1950<br>ranch                                  | Walls: frame - vinyl siding<br>Foundation: concrete block<br>Roof: side gable roof with front cross gable - asphalt shingles  |
|   | Original use: single family home; Historic use: single family home;<br>Current use: single family home<br>(1870-1950 - lot owned as part of property to west - 618)<br>1950-1978 - Lucy Dempsey (secretary at National Bank, 1963 - retired), sisters Alice, Cecile, Bertha, Kathryn, and Nell also lived here at various point when retired  |  | Architect/builder: -<br>Architectural details: horizontal 2/2 wood windows, picture windows, corner windows, oriel window, projected façade<br>Modifications: Historic: -; Non-historic: siding, front porch (2017)<br>Garage: detached frame - one car<br>Date: 1960<br>Walls: wood siding<br>Foundation: concrete<br>Roof: gable front roof - asphalt shingles        |
| <b>618 W. Main St</b><br><br>Map #129<br>State #92-00784<br>Field Site #WS-124<br><br>District status:<br>2 contributing buildings<br>(A) | <b>Adam Wombacher House</b>   | 1902<br>Queen Anne                             | Walls: frame - aluminum siding<br>Foundation: stone<br>Roof: combination hip/gable - asphalt shingles   |
|   | Original use: single family home; Historic use: single family home;<br>Current use: single family home<br>(earlier house - 1870-93 - Thomas S. and Nannie Daugherty, 1893-1902 - Rev. James C.W. and Zerilda Cox (Methodist Episcopal minister))<br>Dec 1902 - old Coxe house on W. Main torn down and replaced with modern dwelling; 1902-1904 - Adam Wombacher, daughter Louisa, brother John; 1904-1913 - Louisa Wombacher, also John lived here; 1913-1947 - Louisa Wombacher<br>1930 house value (or rent): \$6000<br>1948-1951 - Leonard T and Mary A McKeone, 1951-1956 - C. Arthur and Louise G Dalin; 1956-1967 - William and Menzea Marie; 1967-1973 - Menzea Marie, 1973-1981 - Darrell W and Delores Chalupa            |  | Architect/builder: -<br>Architectural details: decorative gables, wrap around porch, 2/2 wood windows<br>Modifications: Historic: -; Non-historic: siding<br>Garage: detached frame - one car<br>Date: 1958<br>Walls: vertical wood siding<br>Foundation: concrete<br>Roof: gable front roof - asphalt shingles   |



West Side Residential Historic District

Washington County, Iowa

Name of Property

County and State

| Address<br>State #, Map #, FS #<br>District status  | Historic Name  | significant date/s<br>architectural style/type | Materials of walls, foundations, roof  |
|---|--|--|--|
|   | Original/Historic/Current use<br>History of property |  | Architectural data (architect/builder,<br>features, modifications), Garage data  |
| <p><b>628 W. Main St</b></p> <p>Map #130<br/>State #92-00785<br/>Field Site #WS-125</p> <p>District status:<br/>2 contributing buildings<br/>(A, C)</p>                             | <p><b>Jeanette Simmons House</b></p>                 | <p>c.1902<br/>Queen Anne</p>                   | <p>Walls: frame - wide wood siding<br/>Foundation: stone<br/>Roof: cross gable - asphalt shingles</p> <p>Architect/builder: -<br/>Architectural details: small gables within large gables<br/>Modifications: Historic: 1950s - porch columns, conversion to duplex, siding; Non-historic: -<br/>Garage: detached frame - two car<br/>Date: 1910s<br/>Walls: wood siding, cornerboards<br/>Foundation: concrete<br/>Roof: hip roof (flared) - asphalt shingles<br/>Notes: flared hip roof, wood garage doors, windows</p> |
| <p><b>634 W. Main St</b></p> <p>Map #131<br/>State #92-00786<br/>Field Site #WS-126</p> <p>District status:<br/>1 contributing building<br/>(A, C), 1 non-contributing building</p> | <p><b>Robert and Mary Glasgow House</b></p>          | <p>c.1866<br/>gable-front - 1 1/2 story</p>    | <p>Walls: frame - vinyl<br/>Foundation: stone<br/>Roof: front gable - metal</p> <p>Architect/builder: -<br/>Architectural details: side gable-roof dormers, porch<br/>Modifications: Historic: -; Non-historic: siding, rear addition<br/>Garage: detached frame<br/>Date: 1984<br/>Walls: wide wood siding<br/>Foundation: concrete<br/>Roof: gable front roof - asphalt shingles</p>   |
| <p><b>703 W. Main St</b></p> <p>Map #132<br/>State #92-00787<br/>Field Site #WS-127</p> <p>District status:<br/>2 contributing buildings<br/>(A, C)</p>                             | <p><b>Jay and Helen Brewer House</b></p>             | <p>1946<br/>ranch</p>                          | <p>Walls: frame - aluminum siding<br/>Foundation: concrete<br/>Roof: cross gable - asphalt</p> <p>Architect/builder: Wood, Earl (contractor)<br/>Architectural details: front cross gable, brick veneer entry, wood 6/6 windows<br/>Modifications: Historic: -; Non-historic: -<br/>Garage: detached frame - two car<br/>Date: 1946<br/>Walls: vinyl siding<br/>Foundation: concrete<br/>Roof: hip roof - asphalt shingles<br/>Notes: 6-light windows, wood doors</p>  |
| <p><b>709 W. Main St</b></p> <p>Map #133<br/>State #92-00788<br/>Field Site #WS-128</p> <p>District status:<br/>2 contributing buildings<br/>(A, C)</p>                             | <p><b>Samuel and Janet Boyd House</b></p>            | <p>c.1917<br/>Craftsman</p>                    | <p>Walls: frame - wood siding<br/>Foundation: concrete block - rusticated (basketweave)<br/>Roof: side gable - asphalt shingles</p> <p>Architect/builder: -<br/>Architectural details: Craftsman front porch, front dormer, wide eaves, rafter tails / brackets, weatherboard siding/bands<br/>Modifications: Historic: -; Non-historic: windows<br/>Garage: detached frame<br/>Date: 1917?<br/>Walls: wood siding<br/>Foundation: concrete<br/>Roof: hip roof - asphalt shingles<br/>Notes: rafter tails</p>            |

West Side Residential Historic District

Washington County, Iowa

Name of Property

County and State

| Address<br>State #, Map #, FS #<br>District status  | Historic Name  | significant date/s<br>architectural style/type | Materials of walls, foundations, roof  |
|---|--|--|--|
|   | Original/Historic/Current use<br>History of property   |  | Architectural data (architect/builder,<br>features, modifications), Garage data  |
| 717 W. Main St<br><br>Map #134<br>State #92-00789<br>Field Site #WS-129<br><br>District status:<br>2 non-contributing<br>buildings                                    | <b>Watson-Patterson House</b>  | c.1891<br>L-plan                               | Walls: frame - vinyl<br>Foundation: stone (stucco)<br>Roof: cross gable - asphalt  |
|   | Original use: single family house; Historic use: single family house;<br>Current use: single family house<br>1891-1901 - John Patterson (retired/gardener), daughter Florence<br>and husband Lewis Patterson also lived here with family<br>1901-1940 - Lewis and Florence Patterson (traveling salesman)<br>1930 house value (or rent): \$7500<br>1944-1974 - Lester and Lovetta Kern (gas fitter)  |  | Architect/builder: -<br>Architectural details: -<br>Modifications: Historic: -; Non-historic: 2010<br>remodel - windows, siding, porch<br>Garage: detached frame<br>Date: 1975<br>Walls: vinyl siding<br>Foundation: concrete<br>Roof: side gable roof - asphalt shingles  |
| 727 W. Main St<br><br>Map #135<br>State #92-00790<br>Field Site #WS-130<br><br>District status:<br>1 contributing building<br>(A), 1 non-contributing<br>building     | <b>John and Matilda Marie<br/>House</b>  | c.1919<br>bungalow - gable-front               | Walls: frame - aluminum siding<br>Foundation: concrete block - rusticated<br>Roof: cross gable - asphalt shingles  |
|   | Original use: single family house; Historic use: single family house;<br>Current use: single family house<br>1920-1940 - Dr. John Marie (dentist) and wife Matilda Marie<br>1930 house value (or rent): \$8000<br>1940-1955 - Dr. John Marie (widow), 1956-1970s - Charles and<br>Winifred Schiebel (retired)  |  | Architect/builder: -<br>Architectural details: wrap around front porch,<br>side porch, wide eaves with brackets, multi-<br>over-single-light wood windows<br>Modifications: Historic: -; Non-historic: some<br>windows, siding<br>Garage: detached frame<br>Date: 1994<br>Walls: vinyl siding<br>Foundation: concrete<br>Roof: hip roof - asphalt<br>Notes: wood 3/1 windows |
| 735 W. Main St<br><br>Map #136<br>State #92-00791<br>Field Site #WS-131<br><br>District status:<br>1 contributing building<br>(A, C), 1 non-<br>contributing building | <b>John G. and Mary L. Stewart<br/>House</b>   | c.1899<br>Queen Anne                           | Walls: frame - wood<br>Foundation: stone (stucco)<br>Roof: combination hip/gable - asphalt shingles  |
|   | Original use: single family house; Historic use: single family house;<br>Current use: single family house<br>1899-1906 - John G. and Mary L. Stewart (retired farmer, Franklin<br>Twp)<br>1906-1920 - Dr. John Marie (dentist) and wife Matilda, 1920-1945 -<br>John and Matilda Braunhausen (retired)<br>1930 house value (or rent): \$6000<br>1945-1948 - Clarence Adrian, 1948-1963 - Vernon and Bernice<br>Wittrig (owner/resident), 1963-1968 - rented to Kenneth and Vera<br>Weidner, sold in 1968; 1968-1971 - Kenneth and Vera Weidner;<br>1970s - William and Phyllis Hazelett  |  | Architect/builder: -<br>Architectural details: wrap around porch,<br>fishscale shingles in gables, bay windows,<br>wood 1/1 windows<br>Modifications: Historic: -; Non-historic: rear<br>porch, some windows<br>Garage: detached frame<br>Date: 1995<br>Walls: vinyl siding<br>Foundation: concrete<br>Roof: gable-front roof - asphalt shingles                             |
| 803 W. Main St<br><br>Map #137<br>State #92-00792<br>Field Site #WS-132<br><br>District status:<br>1 contributing building<br>(A)                                     | <b>John F. Brown House</b>   | c.1868<br>Gothic Revival                       | Walls: frame - vinyl<br>Foundation: stone (stucco)<br>Roof: cross gable (steep) - asphalt shingles   |
|   | Original use: single family house; Historic use: single family house -<br>part rental two-family in 1930s; Current use: single family house<br>1864-1889 - John F. Brown (lawyer) - wife Mary (1870) - wife Delia<br>(1880), property mortgaged in 1868, again in 1883<br>1890-1920 - Mary C. Ott (widow), also children live here<br>1930 house value (or rent): \$n/a, 40<br>1920-1966 - owned by F. Merle Lytle - wife Pleatus (1920-1929) -<br>wife Edna (1935-1966) - salesman for American Pearl Button Co,<br>then insurance agent; 1930s - part of house rented out; 1967-1968 -<br>Edna Lytle (widow); 1968-1970s - L.A. and Ann Duncan |  | Architect/builder: -<br>Architectural details: steep gables, vergeboard<br>/ exposed rafter tails<br>Modifications: Historic: -; Non-historic: 2000 -<br>additions, 2010 - additions, some windows,<br>siding<br>Garage: attached (addition)   |

West Side Residential Historic District

Washington County, Iowa

Name of Property

County and State

| Address<br>State #, Map #, FS #<br>District status   | Historic Name  | significant date/s<br>architectural style/type | Materials of walls, foundations, roof  |
|--|--|--|--|
|  | Original/Historic/Current use<br>History of property   |  | Architectural data (architect/builder,<br>features, modifications), Garage data  |
| <b>704 W. Main St</b><br><br>Map #138<br>State #92-00793<br>Field Site #WS-133<br><br>District status:<br>2 contributing buildings<br>(A)                                | <b>Edna Stumpf House</b>   | c.1949<br>ranch (hip roof)                     | Walls: frame - vinyl<br>Foundation: concrete block<br>Roof: hip roof - asphalt shingles  |
|  | Original use: single family house; Historic use: single family house;<br>Current use: single family house<br>(owned with lot/house to west at 708)<br>1949-1951 - T. Garner See, 1951-1977 - Edna Stumpf (widow)   |  | Architect/builder: -<br>Architectural details: -<br>Modifications: Historic: -; Non-historic: siding,<br>some windows<br>Garage: detached frame<br>Date: 1949<br>Walls: vinyl siding<br>Foundation: concrete<br>Roof: gable front roof (clipped) - asphalt<br>shingles<br>Notes: clipped front gable   |
| <b>708 W. Main St</b><br><br>Map #139<br>State #92-00794<br>Field Site #WS-134<br><br>District status:<br>1 contributing building<br>(A), 1 non-contributing<br>building | <b>Dr. James and Mary Combs House</b>  | c.1890<br>gable-front upright with ell         | Walls: frame - wide wood siding<br>Foundation: stone<br>Roof: gable front roof - asphalt shingles  |
|  | Original use: single family house; Historic use: single family house;<br>Current use: single family house<br>1890-1906 - Dr. James and Mary Combs (retired physician / farmer)<br>1906-1920s - Ferdinand (Frank) and Catharine Marie (retired<br>farmer), also daughter Celestine; 1930s-1944 - Celestine Marie<br>1930 house value (or rent): \$4000<br>1944 - Garner See, 1944-1949 - George Birney, 1949 - Garner See,<br>1949-1953 - Delbert and Anna Hysell, 1953-1962 - John and Susan<br>Schmitt, 1963-68 - Donald and Eileen Heisdorffer, rented to Kerns<br>by 1967, 1968-2014 - Elmo and Yvonne Kern |  | Architect/builder: -<br>Architectural details: some 2/2 wood windows,<br>front porch, bay window, upright and wing<br>form<br>Modifications: Historic: siding; Non-historic:<br>some windows<br>Garage: detached frame<br>Date: 1974<br>Walls: vinyl siding<br>Foundation: concrete<br>Roof: side gable roof - asphalt shingles  |
| <b>714 W. Main St</b><br><br>Map #140<br>State #92-00795<br>Field Site #WS-135<br><br>District status:<br>1 contributing building<br>(A, C)                              | <b>Stephen B. and Mary A. Sanford House</b>  | c.1866<br>gable-front - 1 1/2 story            | Walls: frame - asbestos<br>Foundation: stone (stucco)<br>Roof: gable front roof (steep) - asphalt shingles   |
|  | Original use: single family house; Historic use: single family house -<br>some rental periods; Current use: single family house<br>1866-1890 - Stephen B. and Mary Sanford (hotel keeper, livery<br>owner), also son Henry Sanford lived here (livery)<br>1898-1916 - J.M. Schilling (rented out house); 1916-1963 - Owen<br>and Hannah Hayes (grocery clerk), other family (Schillings) lived<br>here in 1950s also<br>1930 house value (or rent): \$2400<br>1964-1982 - owned by Hayes heirs, rented to Richard and Raquel<br>Gray - bought from heirs in 1982   |  | Architect/builder: -<br>Architectural details: steeply pitched<br>roof/dormers, bay window<br>Modifications: Historic: asbestos siding; Non-<br>historic: windows, entry<br>Garage: none   |
| <b>726 W. Main St</b><br><br>Map #141<br>State #92-00796<br>Field Site #WS-136<br><br>District status:<br>2 contributing buildings<br>(A, C)                             | <b>Edward and Anna Harmeier House</b>  | c.1916<br>Craftsman / Foursquare               | Walls: frame - wood siding, wood shingles<br>Foundation: rusticated concrete block<br>Roof: side gables (clipped) - asphalt shingles   |
|  | Original use: single family house; Historic use: single family house;<br>Current use: single family house<br>1916-1930s - Edward J. and Anna Harmeier (lawyer); 1930s-1962 -<br>Anna Harmeier (widow)<br>1930 house value (or rent): \$6000<br>1962-63 - Adam and Celia Gosieski; 1963-1992 - Alfred and Erma<br>Fritz (both teachers)   |  | Architect/builder: -<br>Architectural details: full front porch, exposed<br>rafter tails, dormer, bay window, triangular<br>brackets, siding/shingles<br>Modifications: Historic: -; Non-historic: small<br>rear addition<br>Garage: detached frame<br>Date: 1920s<br>Walls: wood siding (some wood shingles on<br>north half)<br>Foundation: concrete<br>Roof: gable-front roof (clipped originally) -<br>asphalt shingles<br>Notes: rafter tails, four-light windows |

West Side Residential Historic District

Washington County, Iowa

Name of Property

County and State

| Address<br>State #, Map #, FS #<br>District status   | Historic Name  | significant date/s<br>architectural style/type      | Materials of walls, foundations, roof   |
|--|--|---|---|
|  | Original/Historic/Current use<br>History of property   |   | Architectural data (architect/builder,<br>features, modifications), Garage data   |
| <b>728 W. Main St</b><br><br>Map #142<br>State #92-00797<br>Field Site #WS-137<br><br>District status:<br>2 non-contributing<br>buildings (age)                          | <b>Alfred and Jean Fritz House</b>   | 1992<br>gable-front                                 | Walls: frame - vinyl<br>Foundation: concrete<br>Roof: gable front - asphalt shingles  |
|  | Original use: single family house; Historic use: -; Current use: single family house<br>(earlier house on 1894 and 1917 maps, demo by 1931)<br>1992 - new house built here for Alfred and Jean Fritz (teachers) - moved from next door (728)   |   | Architect/builder: -<br>Architectural details: -<br>Modifications: Historic: -; Non-historic: -<br>Garage: detached frame<br>Date: 1984<br>Walls: vinyl siding<br>Foundation: concrete<br>Roof: gable front roof  |
| <b>800 W. Main St</b><br><br>Map #143<br>State #92-00798<br>Field Site #WS-138<br><br>District status:<br>1 contributing building<br>(A), 1 non-contributing<br>building | <b>Charles and Gertrude Ragan House</b>  | c.1950<br>ranch (side gable)                        | Walls: frame - wide wood siding<br>Foundation: concrete (brick stamped)<br>Roof: side gable - asphalt shingles  |
|  | Original use: single family house; Historic use: single family house;<br>Current use: single family house<br>(earlier house - James Bailey - 1890s-1920s; earlier house owned/lived in by Charles and Gertrude Ragan - 1928-1940s)<br>c.1950 - new ranch house built for Charles and Gertrude Ragan - both here through 1965, 1965-1970s - Gertrude Ragan (widow)  |   | Architect/builder: -<br>Architectural details: horizontal 2/2 wood windows<br>Modifications: Historic: -; Non-historic: 2011 - rear addition<br>Garage: detached frame<br>Date: 1975<br>Walls: vinyl siding<br>Foundation: concrete<br>Roof: gable-front roof - asphalt shingles                |
| <b>804 W. Main St</b><br><br>Map #144<br>State #92-00799<br>Field Site #WS-139<br><br>District status:<br>1 non-contributing<br>building (age)                           | <b>Ivan and Mary Greene House</b>  | c.1973<br>ranch (side gable with front cross gable) | Walls: frame - vinyl siding<br>Foundation: concrete<br>Roof: side gable - steel shingles  |
|  | Original use: single family house; Historic use: single family house;<br>Current use: single family house<br>1973-1981 - Ivan and Mary Greene (sales manager at McCleery-Cumming Co)   |   | Architect/builder: -<br>Architectural details: -<br>Modifications: Historic: -; Non-historic: -<br>Garage: attached; lot to north - detached metal<br>Date: 1976<br>Walls: metal siding<br>Foundation: concrete<br>Roof: side gable roof - metal  |
| <b>808 W. Main St</b><br><br>Map #145<br>State #92-00800<br>Field Site #WS-140<br><br>District status:<br>1 contributing building<br>(A)                                 | <b>Alfred and Genevieve Ledger House</b>   | 1951<br>ranch                                       | Walls: frame - wide wood siding<br>Foundation: concrete block<br>Roof: side gable - metal/asphalt   |
|  | Original use: single family house; Historic use: single family house;<br>Current use: single family house<br>1951-1964 - Alfred and Genevieve Ledger (Ledger's Hardware),<br>1964-1970s - John A. and Carol Winga (Winga's Restaurant)   |   | Architect/builder: -<br>Architectural details: corner multi-light windows<br>Modifications: Historic: -; Non-historic: windows (some vinyl)<br>Garage: basement attached  |
| <b>904 W. Main St</b><br><br>Map #146<br>State #92-00801<br>Field Site #WS-141<br><br>District status:<br>2 contributing buildings<br>(A, C)                             | <b>Ella C. Warren House</b>  | c.1928<br>Dutch Colonial Revival                    | Walls: frame - vinyl siding<br>Foundation: rusticated concrete block<br>Roof: gambrel roof - asphalt shingles   |
|  | Original use: single family house; Historic use: single family house - boarders; Current use: single family house<br>larger parcel split in 1928, 1928-1935 - Ella C. Warren (widow);<br>1935-1937 - Jesse and Elizabeth Klein - Leo and Rea Hoover lived here; 1937-1940 - Leo and Rea Hoover (daughter of Ella) (mortician)<br>1930 house value (or rent): \$6000<br>1940-1943 - Rodney and Jessie Arnold (barber); 1943-c.1950 - Albert and Theresa Adam; 1950s-1970s - Theresa Adam - also Adam Rest Home in 1960s |   | Architect/builder: -<br>Architectural details: gambrel roof, large shed-roof dormers, entry hood<br>Modifications: Historic: -; Non-historic: windows, siding<br>Garage: detached frame<br>Date: 1928<br>Walls: vinyl siding<br>Foundation: concrete<br>Roof: pyramidal roof - asphalt shingles |

West Side Residential Historic District

Washington County, Iowa

Name of Property

County and State

| Address<br>State #, Map #, FS #<br>District status  | Historic Name   | significant date/s<br>architectural style/type    | Materials of walls, foundations, roof  |
|---|---|---|--|
|   | Original/Historic/Current use<br>History of property  |   | Architectural data (architect/builder,<br>features, modifications), Garage data  |
| <b>105 S. Avenue H</b><br><br>Map #147<br>State #92-00803<br>Field Site #WS-143<br><br>District status:<br>1 contributing building<br>(A), 1 non-contributing<br>building | <b>Verice and Mary Beliel House</b>   | c.1928<br>bungalow - side gable                   | Walls: frame - vinyl<br>Foundation: concrete block - rusticated<br>Roof: side gable - asphalt shingles   |
|   | Original use: single family house; Historic use: single family house;<br>Current use: single family house<br>(part of Graham property - Lots 25-26)<br>1923-28 - lot owned by J.N. Work; 1928-1942 - Verice and Mary<br>Beliel (retired farmer)<br>1930 house value (or rent): \$4500<br>1942-1956 - Mary Beliel, son Charles also lived here; 1956-1993 -<br>owned by Beliel family and used as rental   |   | Architect/builder: -<br>Architectural details: front porch, gambrel-roof<br>front dormer, some 3/1 wood windows<br>Modifications: Historic: -; Non-historic: siding,<br>some windows, rear addition<br>Garage: detached frame - three car<br>Date: 1995<br>Walls: vinyl siding<br>Foundation: concrete<br>Roof: side gable roof - asphalt shingles |
| <b>117 S. Avenue H</b><br><br>Map #148<br>State #92-00804<br>Field Site #WS-144<br><br>District status:<br>1 non-contributing<br>building (age)                           | <b>Timothy and Recinda Widmer House</b>   | 2000<br>ranch / bermed                            | Walls: frame - brick veneer / vinyl<br>Foundation: concrete<br>Roof: side gable - asphalt shingles   |
|   | Original use: single family house; Historic use: single family house;<br>Current use: single family house<br>(part of Beliel property/lot)<br>1992-2001 - full lot owned by Phillip D. and Shirley A. Chorpeneing,<br>house built in 2000, south half with this new house sold in 2001;<br>2001-2015+ - Timothy and Recinda Widmer (parks superintendent)   |   | Architect/builder: -<br>Architectural details: built into hillside/berm<br>Modifications: Historic: -; Non-historic: -<br>Garage: attached - three car   |
| <b>W. Washington Blvd</b><br><br>Map #149<br>State #92-00350<br>Field Site #<br><br>District status:<br>1 contributing structure,<br>1 contributing object                | <b>W. Washington Blvd</b>   | p-1906<br>brick streets                           |  |
|   | 1906 - first residential brick paving project in Washington (after<br>square and adjacent streets completed in 1904) - concrete<br>driveways added to individual assessments - single and double<br>driveways<br>1911 - new streets lights (metal pole with three globes) installed in<br>downtown, along W. Washington Blvd, and in Sunset Park<br>1929 - street lights in downtown, along W. Washington Blvd, and in<br>Sunset Park remodeled for greater illuminating capacity - new wire,<br>cross bar removed, single globe installed; 1953 - lighting upgraded<br>downtown - some lights moved to Sunset Park<br>1977 - lighting upgraded in Sunset Park - retained some older light<br>poles; Some older lights retained along W. Washington Blvd; later<br>project to install reproductions for unified set of lights along W.<br>Washington Blvd |   | Architect/builder: -<br>Brick paving on both sides of boulevard in 500-<br>600 block (1 contributing structure) - under<br>asphalt in 300-400 blocks<br>Historic metal light poles (1 contributing object)<br>- 11 light poles - installed in 1911 - metal with<br>gold swag detail at base - original top<br>modified for 1 center light in 1929  |
| <b>915 W. Main St</b><br><br>Map #150<br>State #92-00805<br>Field Site #WS-145<br><br>District status:<br>p- 1 contributing site (A),<br>1 contributing structure         | <b>Sunset Park</b>  | 1899, 1904, 1913, 1931, 1935,<br>1957, 1961, 1966 |  |
|   | 1899 - original efforts at establishing Sunset Park - started with park<br>association<br>April 1904 - land associated with Sunset Park bought by Abijah<br>Savage and donated to City of Washington, 1914 - additional SE<br>corner parcel bought, 1931 - additional 2-acre lot to north acquired,<br>1935 - strip of land to west acquired<br>1957 - land acquired for municipal pool, 1961 - additional 10 acres of<br>land acquired to north and west (Dougherty funds); 1966 -<br>additional land along W. Madison bequeathed by Dora Bailey and<br>large tract of land acquired to west of pool   |   | Architect/builder: -<br>Architectural details: overall park setting with<br>winding drives, two walking bridges, markers,<br>shelters, and playground equipment<br>Modifications: Historic: land acquired in 1904,<br>1914, 1931, 1935, 1962, and 1967; Non-<br>historic: later shelters, grills, tables, and<br>playground                        |

West Side Residential Historic District  
Name of Property

Washington County, Iowa  
County and State

| Address<br>State #, Map #, FS #<br>District status   | Historic Name   | significant date/s<br>architectural style/type | Materials of walls, foundations, roof   |
|--|---|--|---|
|  | Original/Historic/Current use<br>History of property  |  | Architectural data (architect/builder,<br>features, modifications), Garage data |
| 715ish W. Washington Blvd<br><br>Map #150-A<br>State #92-00805<br>Field Site #WS-145<br><br>District status:<br>1 contributing building (A)  | Sunset Park - section A   |  |   |
|  | part of original 1899/1904 park<br>150-A1: wading pool shelter (S1) - wading pool built in 1923, closed in 1940s, wood structure added for picnic shelter around 1966 - retains concrete pool walls - curved ends - 1 contributing building<br>other (not counted): wood Sunset Park entry sign, picnic tables  |  |   |
| 815ish W. Washington Blvd<br><br>Map #150-B<br>State #92-00805<br>Field Site #WS-145<br><br>District status:<br>3 contributing structures, 2 contributing objects, 1 non-contributing building | Sunset Park - section B   |  |   |
|  | part of original 1899/1904 park<br>150-B1: Abijah Savage granite boulder memorial marker (M2) - for donation of park - early 1900s (after 1904 donation of park, here by 1913) - 1 contributing object<br>150-B2: small picnic shelter (S5) - c.1997 - wood structure on concrete slab floor - hip roof with metal - 1 non-contributing building<br>150-B3: south bridge (B2) - rebuilt in 1950s - poured concrete piers - metal I-beam structure - modern wood plank floor - metal handrail - 1 contributing structure<br>150-B4: north bridge (B1) - rebuilt in 1950s - poured concrete piers - metal I-beam structure - modern wood plank floor - metal handrail - 1 contributing structure<br>150-B5: curved concrete retaining wall (W1) - 1928 - built at park end of W. Washington entry (likely to stabilize / reinforce curved drive/entry) - "1928" in concrete on top of wall - 1 contributing structure<br>150-B6: stone fireplace (grill) (G1) - 1938 - built with WPA labor - only one remaining of four built in 1938 - 1 contributing object<br>other (not counted): metal grill, picnic tables (newer) |  |   |
| 715ish W. Jefferson St<br><br>Map #150-C<br>State #92-00805<br>Field Site #WS-145<br><br>District status:<br>2 non-contributing buildings, 1 non-contributing structure                        | Sunset Park - section C   |  |   |
|  | part of original 1899/1904 park<br>150-C1: restrooms building (R1) - c.1997 - concrete block - side gable roof - near location of earlier restrooms (pre-1950) - concrete drinking fountain in front - 1 non-contributing building<br>150-C2: New Dawn playground (P3) - large wood play structure - 1997 - 1 non-contributing structure<br>150-C3: east picnic shelter (S4) - c.1997 - wood structure on concrete slab - hip roof with metal roofing - 1 non-contributing building<br>other (not counted): metal grill, picnic tables (newer)  |  |   |

West Side Residential Historic District

Washington County, Iowa

Name of Property

County and State

| Address<br>State #, Map #, FS #<br>District status   | Historic Name   | significant date/s<br>architectural style/type                                  | Materials of walls, foundations, roof   |
|--|---|---|---|
| Original/Historic/Current use<br>History of property   |   | Architectural data (architect/builder,<br>features, modifications), Garage data |   |
| <p><b>800ish W. Madison St</b></p> <p>Map #150-D<br/>State #92-00805<br/>Field Site #WS-145</p> <p>District status:<br/>1 contributing building (A), 1 contributing object, 3 non-contributing structures, 2 non-contributing objects</p>  | <p><b>Sunset Park - section D</b></p>   |   |   |
| <p>part of original 1899/1904 park<br/>150-D1: shelter house (pavilion) (S3) – built in 1950-51 – major park improvement - built into hillside behind log cabin overlooking park to north - concrete foundation / lower level – wood structure – brick chimney - gable roof - 1 contributing building<br/>150-D2: log cabin (see below); 150-D3: large concrete basin/planter – 1916 stone basin from Central Park fountain – moved to northwest corner of Sunset Park in 1939 (sec G) - moved to this location in 1990s - 6? Feet diameter - 1 contributing object<br/>150-D4: gazebo – wood structure – late 1990s – 1 non-contributing structure<br/>150-D5: garden trellis and brick path – installed in 1990s - used brick pavers – 1 non-contributing object<br/>150-D6: grape arbor with benches – installed in late 1990s - wooden structure - two benches - 1 non-contributing structure<br/>150-D7: wood “well” – late 1990s – wood structure to look like well that covers modern water faucet – 1 non-contributing object<br/>other (not counted): picnic tables (some older - bright colors, some newer), metal grill, flag pole, light pole, concrete planters</p> |   |   |   |
| <p><b>800 W. Madison St (in Sunset Park)</b></p>   | <p><b>Alexander and Mary Young Log House</b></p>  | <p>c.1840, 1912<br/>log house</p>   | <p>Walls: log<br/>Foundation: stone<br/>Roof: side gable roof - wood shake</p>  |
| <p>Map #150-D2<br/>State #92-00160<br/>Field Site #WS-146</p> <p>District status:<br/>1 contributing building (A)</p>  | <p>Original use: -; Historic use: -; Current use: -<br/>log house originally built in Sec 34, Cedar Twp; 1840-1868 - Alexander and Mary Young; 1868-1877 - Mary Young and four children, 1876 - new house built per family history, log house then used for storage<br/>fall 1911 - log house donated by last two sons, A. Huston and Robert H. Young, to Daughters of American Revolution (D.A.R.) to move to Sunset Park, January 1912 - dissembled by Charles Deuel (carpenter, park commissioner at time) to move to park<br/>1912-13 - reconstructed in southwest corner of Sunset Park facing W. Madison - furnished by D.A.R. - opened to public on July 4, 1913; 1913-2017 - log house part of Sunset Park; May 1926 - bronze tablet with history added above door; 1973 - listed on NRHP</p> |   | <p>Architect/builder: -<br/>Architectural details: log walls, 6/6 wood windows, stone chimney<br/>Modifications: Historic: 1934 - chimney reconstructed; Non-historic: 1982 - repairs/reconstruction, 2010 - chinking repairs, 2013 - window repairs<br/>Garage: no</p> |
| <p><b>720ish W. Madison St</b></p>   | <p><b>Sunset Park - section E</b></p>   |   |   |
| <p>Map #150-E<br/>State #92-00805<br/>Field Site #WS-145</p> <p>District status:<br/>4 contributing objects (A)</p>  | <p>part of original 1899/1904 park<br/>150-E1: merry-go-round - c.1951 - metal structure/center (bright colors) with wood seat boards - 1 contributing object<br/>150-E2: double plank swing - c.1960s - two-person gliding swing hung on metal structure (bright colors) - 1 contributing object<br/>150-E3: "Giant" slide - c.1949 - 25' metal slide with "giant" on each step - long slide with hill in middle - - 1 contributing object<br/>150-E4: tall swing structure - c.1960s - tall metal structure with swings suspended - hanging bar at east end (bright colors)<br/>other (not counted): picnic tables (newer)</p>  |   |   |

West Side Residential Historic District

Washington County, Iowa

Name of Property

County and State

| Address<br>State #, Map #, FS #<br>District status   | Historic Name                         | significant date/s<br>architectural style/type                                  | Materials of walls, foundations, roof |
|--|---------------------------------------|---|---------------------------------------|
| Original/Historic/Current use<br>History of property   |                                       | Architectural data (architect/builder,<br>features, modifications), Garage data |                                       |
| <p><b>704ish W. Madison St</b></p> <p>Map #150-F<br/>State #92-00805<br/>Field Site #WS-145</p> <p>District status:<br/>1 contributing building<br/>(A), 1 contributing<br/>object</p>   | <p><b>Sunset Park - section F</b></p> |   |                                       |
| <p>land acquired for park in 1914 in four transactions (Out Lot 1 in SW Wash - houses demo) - extended southeast corner of park to S. Avenue F along W. Madison<br/>150-F1: southeast picnic shelter (S2) – 1967 – wood structure with hip roof / rafter tails - concrete floor with raised edges – 1 contributing building<br/>150-F2: "Bounce Around Whirl" – bouncing merry-go-round – c.1968 – metal dome structure with handles - 1 contributing object<br/>other (not counted): picnic tables (newer) metal grill (intact Pilot Rock Grill plaque - R.J. Thomas Manufacturing Co, Cherakee, IA), wood Sunset park entry sign</p>   |                                       |   |                                       |
| <p><b>805ish W. Main St</b></p> <p>Map #150-G<br/>State #92-00805<br/>Field Site #WS-145</p> <p>District status:<br/>1 contributing building<br/>(A)</p>   | <p><b>Sunset Park - section G</b></p> |   |                                       |
| <p>land acquired for park in 1931 - two-acre tract transferred to park board in 1931 for \$1,000 by Mr. and Mrs. H.F. White (Out Lot 25) - former John Graham residence - moved house, barn, and bldg to develop for park land<br/>entry/drive from W. Main to west of addition deeded by Will Graham to city in 1904 for W. Main entry (now Avenue H); 1930s - rock garden developed on this new addition to Sunset Park by Garden Department of Fortnightly Club - later removed<br/>150-G1: north picnic shelter (S6) – c.1967 – wood structure with hip roof / rafter tails - concrete floor with raised edges – 1 contributing building<br/>other (not counted): picnic tables (some older - bright colors, some newer), metal grill, wood steps</p>  |                                       |   |                                       |
| <p><b>125ish S. Avenue H</b></p> <p>Map #150-H<br/>State #92-00805<br/>Field Site #WS-145</p> <p>District status:<br/>1 contributing object, 1<br/>contributing building (A)</p>   | <p><b>Sunset Park - section H</b></p> |   |                                       |
| <p>land acquired for park in 1935 - strip of land along south side of Out Lot 26 (Beliel house - #147) (16.5' strip along south side of lot, 130' in length, and then a 49.5' by 283' strip to the west)<br/>drive built to west from S. Avenue H - later removed when land acquired further west in 1961 and west entry added from W. Main<br/>150-H1: two stone gate piers - 1938 - built with WPA labor – square stone piers wider at base - concrete caps replaced in 2016 – 1 contributing object<br/>150-H2: maintenance/shop building - 1963 - replaced earlier building - appears to incorporate some older elements - frame building with side-gable roof - office at east end, shop at west end - 1 contributing building</p>  |                                       |   |                                       |
| <p><b>1000 W. Madison St</b></p> <p>Map #150-I<br/>State #92-00805<br/>Field Site #WS-145</p> <p>District status:<br/>2 non-contributing<br/>buildings</p>   | <p><b>Sunset Park - section I</b></p> |   |                                       |
| <p>land acquired in 1957 for municipal swimming pool at west edge of Sunset Park (Out Lot 4 from Dora Bailey, except for southeast home tract - 243' by 184'); Out Lots 5-6 (except S 243' along Madison) from Jay Brewer)<br/>1957 - original municipal pool built here - pool entry drive added from W. Madison - concrete tennis courts to east of parking added in 1968 (now skate park)<br/>150-I1: central picnic shelter (S10) – c.2000 – wood structure on slab - hip roof with metal roofing - 1 non-contributing building<br/>metal grill – no plaque – not counted<br/>150-I2: Washington Steele Family Aquatic Center (Bg2) – 2000 - replaced earlier pool and support building - 1 non-contributing building<br/>other (not counted): picnic tables (newer), metal grill, tennis courts (1968) / now skate park, basketball court, wood aquatic center sign</p> |                                       |   |                                       |



West Side Residential Historic District

Washington County, Iowa

Name of Property

County and State

| Address<br>State #, Map #, FS #<br>District status   | Historic Name  | significant date/s<br>architectural style/type | Materials of walls, foundations, roof   |
|--|--|--|---|
|  | Original/Historic/Current use<br>History of property   |  | Architectural data (architect/builder,<br>features, modifications), Garage data |
| <b>915ish W. Main St</b><br><br>Map #150-J<br>State #92-00805<br>Field Site #WS-145<br><br>District status:<br>2 contributing objects, 1<br>contributing building (A)  | <b>Sunset Park - section J</b>   |  |   |
|  | part of land acquired for park in 1961 from Jay Brewer through funds from Jessie B. (Smouse) Dougherty bequest (died in April 1957) (10 acre addition - Lot 27 in NW Washington, plus triangular tract at NW corner)<br>150-J1: Jessie B. Dougherty memorial marker (M3) – c.1962 – bronze plaque on granite boulder – 1 contributing object<br>150-J2: picnic shelter (S7) – c.1967 – wood structure with hip roof / rafter tails - concrete floor with raised edges – 1 contributing building<br>150-J3: metal swing set (P4) - c.1968 - two sections for swings - lower height with curved ends (bright colors)<br>other (not counted): picnic tables (newer) metal grill (intact Pilot Rock Grill plaque - R.J. Thomas Manufacturing Co, Cherakee, IA)   |  |   |
| <b>1001ish W. Main St</b><br><br>Map #150-K<br>State #92-00805<br>Field Site #WS-145<br><br>District status:<br>1 contributing building (A), 1 contributing structure, 1 contributing object, 1 non-contributing building, 1 non-contributing object | <b>Sunset Park - section K</b>   |  |   |
|  | part of land acquired for park in 1961 from Jay Brewer through funds from Jessie B. (Smouse) Dougherty bequest (died in April 1957) (10 acre addition - Lot 27 in NW Washington, plus triangular tract at NW corner)<br>150-K1: west restrooms (R2) – 1965 – tile block construction - gable-front roof – 1 contributing building<br>150-K2: “Astro City” playground structure (P5) – 1969 - metal climbing play structure with slides and rocket slide - Miracle Equipment Co of Grinnell (featured in fall 1969 ad film for company); 1 contributing structure<br>150-K3: metal slide - c.1969 - smaller metal slide - enclosed steps - 1 contributing object<br>150-K4: small plastic play structure - 2017 - small climbing structure with slide - 1 non-contributing object<br>150-K5: picnic shelter – 1990s – wood structure on concrete slab - hip roof with asphalt shingles - 1 non-contributing building<br>other (not counted): picnic tables (newer), drinking fountain, sand volleyball courts, basketball courts (1978) |  |   |
| <b>1015ish W. Main St</b><br><br>Map #150-L<br>State #92-00805<br>Field Site #WS-145<br><br>District status:<br>1 contributing building (A), 3 contributing objects  | <b>Sunset Park - section L</b>   |  |   |
|  | part of land acquired for park in 1961 from Jay Brewer through funds from Jessie B. (Smouse) Dougherty bequest (died in April 1957) (10 acre addition - Lot 27 in NW Washington, plus triangular tract at NW corner)<br>150-L1: picnic shelter (S9) – c.1967 - wood structure with hip roof / rafter tails - concrete floor with raised edges – 1 contributing building<br>150-L2: “Bounce Around Whirl” – bouncing merry-go-round (P6) - c.1968 - metal dome structure with handles - 1 contributing object<br>150-L3: “Trojan” slide (P6) – metal slide with “trojan” on each step - shorter straight metal slide - 1 contributing object<br>150-L4: swing set – metal set with straight end poles – two sections for swings (bright colors) - 1 contributing object<br>other (not counted): picnic tables (newer)   |  |   |
| <b>1017ish W. Main St</b><br><br>Map #150-M<br>State #92-00805<br>Field Site #WS-145<br><br>District status:<br>1 non-contributing building  | <b>Sunset Park - section M</b>   |  |   |
|  | part of land acquired for park in 1961 from Jay Brewer through funds from Jessie B. (Smouse) Dougherty bequest (died in April 1957) (10 acre addition - Lot 27 in NW Washington, plus triangular tract at NW corner)<br>150-M1: picnic shelter (S11) – c.2000 – wood structure on concrete slab - hip roof with metal roofing – 1 non-contributing building<br>other (not counted): picnic tables (newer), metal grill, part of disc golf course (1999)  |  |   |

West Side Residential Historic District  
 Name of Property

Washington County, Iowa  
 County and State

| Address<br>State #, Map #, FS #<br>District status   | Historic Name  | significant date/s<br>architectural style/type | Materials of walls, foundations, roof   |
|--|--|--|---|
|  | Original/Historic/Current use<br>History of property   |  | Architectural data (architect/builder,<br>features, modifications), Garage data |
| 1014ish W. Madison St<br><br>Map #150-N<br>State #92-00805<br>Field Site #WS-145<br><br>District status:<br>(no tabulated resources) | Sunset Park - section N  |  |   |
|  | part of land acquired for park in 1961 from Jay Brewer through funds from Jessie B. (Smouse) Dougherty bequest (died in April 1957) - strip of Out Lot 6 and Out Lot 7 (except S 243' along W. Madison) to west of pool (with above acquisition)<br>other (not counted): picnic tables (newer), part of disc golf course (1999)  |  |   |
| 902ish W. Madison St<br><br>Map #150-O<br>State #92-00805<br>Field Site #WS-145<br><br>District status:<br>4 contributing objects    | Sunset Park - section O  |  |   |
|  | land bequested for park from Dora Bailey in 1966 (SE house tract of Out Lot 4 - 243' by 184') - house moved off parcel to develop for park/playground per will - completed park holdings along W. Madison from S. Avenue F to pool entry<br>150-O1: Dora Bailey memorial marker (M1) - 1968 - for bequeathing parcel in 1966 for use as playground - stone marker with bronze tablet - 1 contributing object<br>150-O2: Jack 'n Jill" play structure (P2) - c.1967 - small metal climbing structure with slide - three bouncing horses separate at corners (bright colors) - 1 contributing object<br>150-O3: metal slide (P2) - 1967 - straight metal slide - enclosed metal steps with traction - 1 contributing object<br>150-O4: metal swing set (P2) - 1967 - two sections for swings - lower height with curved ends (bright colors) (horse swings originally)<br>other (not counted): picnic tables (newer) |  |   |
| 1100ish W. Madison St<br><br>Map #150-P<br>State #92-00805<br>Field Site #WS-145<br><br>District status:<br>(no tabulated resources) | Sunset Park - section P  |  |   |
|  | land acquired for park in 1966 from Bailey estate (Out Lots 8-9-10 (except S 132' along W. Madison) in Add to SW Wash, also Lot 30 in NW Washington)<br>land acquired with no immediate plans to develop - held for future park expansion<br>disc golf course added in July 1999<br>other (not counted): picnic tables (newer), part of disc golf course (1999)  |  |   |

West Side Residential Historic District  
Name of Property

Washington County, Iowa  
County and State

**8. Statement of Significance**

**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

**Criteria Considerations**

(Mark "x" in all the boxes that apply.)

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

**Areas of Significance**

(Enter categories from instructions.)

Architecture  
Community Planning and Development

**Period of Significance**

1856-1969

**Significant Dates**

N/A

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

**Cultural Affiliation**

**Architect/Builder**

Epworthy, Frank  
Foss, Donald  
Shrader, Harry  
Simpson, John F.  
Sowden, Harry  
Stiles, William  
White, Jim  
Williams, John  
Wood, Earl  
Wylie, William

West Side Residential Historic District  
Name of Property

Washington County, Iowa  
County and State

**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The West Side Residential Historic District in Washington is nominated for listing on the National Register of Historic Places under Criterion A for its association with the community development of Washington and under Criterion C as an excellent collection of residential resources from the middle of the 19<sup>th</sup> century to the middle of the 20<sup>th</sup> century at a local level of significance. The historical and architectural significance of the district is tied directly to the residential history and development of Washington. The historic district strongly reflects four periods of residential development in Washington: *Residential Development during the Railroad Era, 1850-1885*; *Residential Development at the Turn of the Century, 1885-1910*; *Residential Development in the First Half of the 20<sup>th</sup> Century, 1910-1945*; and *Residential Development in the Post-War Period, 1945-1970*. Key aspects of Washington's historic residential development and significant architectural designs are represented through the buildings and blocks with the historic district within each of these periods. The period of significance covers slightly more than a century of community and neighborhood development in Washington, spanning from 1856 to 1969. The period of significance begins in 1856 with the construction of the first extant house and the platting of the majority of the neighborhood in response to the pending arrival of the railroad. It continues through the 19<sup>th</sup> century development of the neighborhood as the premiere residential neighborhood in Washington and start of Sunset Park in 1899. It then continues through the residential development in the first half of the 20<sup>th</sup> century and further development of Sunset Park as a neighborhood and community resource. The period of significance extends through 1969, marked by the construction of the last house through the postwar residential development of vacant lots in the 1950s and 1960s and conclusion of the later development of Sunset Park in the 1960s.

**Narrative Statement of Significance** (Provide at least **one** paragraph for each area of significance.)

The West Side Residential Historic District in Washington is significant under Criterion A for its association with the community development of Washington from the middle of the 19<sup>th</sup> century to the middle of the 20<sup>th</sup> century. The 19<sup>th</sup> 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. Neighborhood development is noted as significant and substantial from the end of the 1880s through the 1890s, and this period of construction is characterized by a large number of two-story Queen Anne homes, reflecting the prominent status of their residents through their size and features. Larger parcels were subdivided through this period and continuing after the turn of the century, creating additional and new lots for residential development. Successful businessmen and prominent residents of Washington continued to build in the neighborhood through the first decades of the 20<sup>th</sup> century. Development of Sunset Park in this period was also linked to the efforts of residents of the neighborhood, starting as an amenity for neighborhood residents and developing as a valued community resource. Vacant lots and large estate properties remained in the neighborhood in the middle of the 20<sup>th</sup> century, and the later development of these lots is tied to the trends in the residential growth of Washington in the postwar period. Throughout the 1950s and into the 1960s, vacant lots and properties in earlier neighborhoods were subdivided for additional housing in Washington, with few 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 rather than platting new neighborhoods. Substantial modern homes were constructed in the neighborhood in this period. 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.

West Side Residential Historic District

Name of Property

Washington County, Iowa

County and State

The West Side Residential Historic District is also significant under Criterion C as an excellent collection of residential resources in Washington from the middle of the 19<sup>th</sup> century to the middle of the 20<sup>th</sup> century. 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. Early residential development in Washington spanned from the 1850s to 1870s, with Gothic Revival, Italianate, Second Empire gable-front, side-gable, and cross gable houses built throughout the neighborhood 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 and into the early 1900s is marked largely by two-story Queen Anne homes, reflecting the status of their residents through their overall size and elaborate architectural elements. A number of Queen Anne houses remain throughout the neighborhood, characterized by asymmetrical massing, turrets, large porches, and decorative surfaces. Neighborhood development continued strong through the first decades of the 20<sup>th</sup> century with a number of Foursquare, Craftsman, and bungalow houses built from 1910 to 1928 that reflect significant architectural styles of this period. Significant development that increased the density of the neighborhood from 1945 to 1969 is reflected in the later houses built in this period. While the majority of the earlier periods of development represented in this neighborhood were dominated by two story homes, houses built in this later period were typically one-story houses that followed the latest modern styles, with a number of larger ranch homes and later split-level houses built in the neighborhood for prominent businessmen. Overall, these houses are interspersed within blocks of earlier house styles represented in the neighborhood, creating a uniform tapestry of significant housing styles and types in Washington from 1856 to 1969.

West Side Residential Historic District  
Name of Property

Washington County, Iowa  
County and State

---

### Developmental history/additional historic context information

The significant history and development of the West Side Residential Historic District in Washington is divided into four chronological periods: *Residential Development during the Railroad Era, 1850-1885*; *Residential Development at the Turn of the Century, 1885-1910*; *Residential Development in the First Half of the 20<sup>th</sup> Century, 1910-1945*; and *Residential Development in the Post-War Period, 1945-1970*. Washington was platted as the county seat in 1839 for the newly organized Washington County, and its initial growth and development is linked to this designation. The significant 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. 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. 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. Construction of a new Washington County courthouse in 1885 on the west side of the downtown 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.”<sup>1</sup> 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 population grew through this period from 2,949 in 1880 to 3,235 in 1890 and to 4,255 by 1900. The style of residential construction shifted in the second half of the 1880s, with Queen Anne houses built throughout town but particularly in the fashionable neighborhood on the west side. The Queen Anne style was sustained in Washington into the first decade of the 20<sup>th</sup> century. A shift to simpler forms led to the emergence of the Foursquare house in Washington, with several homes built in the early 1900s with elements of both Queen Anne and Foursquare homes. This period of development also marked a shift to more community improvement projects, with the focus on recreational and cultural opportunities for residents. Sunset Park was started in 1899 and formally became a municipal park in 1904.

The leading citizens of Washington entered the 20<sup>th</sup> century poised for continued growth based on their successes of the past decades and community improvements started and continued in the first decade of the 20<sup>th</sup> century. However, the population grew slowly through this period, from 4,255 in 1900 to 4,380 in 1910 and to 4,697 by 1920. 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 these smaller homes. Bungalows were built throughout the 1910s and 1920s in Washington, with larger examples of this style found throughout the West Side Residential Historic District. Population continued to grow slowly to 4,814 in 1930, only 559 residents above the 1900 population. Construction of all types slowed through the 1930s, with only two houses built in the neighborhood in this period. However, a focused effort on community improvement and availability of governmental aid and workers led to further development of Sunset Park throughout this decade. After slow population growth of less than 600 in the three decades from 1900 to 1930, the 1930s saw an increase of over 400 in population to a total of 5,227 residents in 1940. As the economy began to rebound, World War II then restricted construction and development in the 1940s, with Washington then poised for additional growth in the postwar years. Significant population growth continued through the 1940s, as Washington reached a population of 5,902 in 1950. This positioned Washington for increased residential development in the postwar period. New residential construction was restricted in the years immediately following the war, with shortages in materials and high costs noted for construction in Washington. However, construction resumed strongly in the 1950s and continued into the 1960s. The population growth through the 1950s was small with a population of 6,037 recorded in 1960 and then resumed moderate growth to 6,317 by 1970. A comparative burst of construction activities is noted throughout town in the period from 1956 to 1969, for both commercial and residential projects. Construction through this

---

<sup>1</sup> Burrell 1909, Vol. 1: 532

West Side Residential Historic District  
Name of Property

Washington County, Iowa  
County and State

period largely continued on previously platted lots, increasing the density of earlier neighborhoods. Sunset Park was also further developed in this period, with acquisition of additional land and development with further recreational amenities. Residential construction activity appears to have largely peaked by the end of the 1960s, with less residential development then noted through the 1970s and into the 1980s.

### ***Residential Development during the Railroad Era, 1850-1885***

The earliest period of early growth and development in Washington is marked by the early settlement and development of the community as the county seat of Washington County from 1839 through the early 1850s. While a number of log and early frame buildings were constructed during these years, few of them remain. The majority of the earliest extant houses date to the second half of the 1850s when the railroad spurred additional development. The themes of growth related to Washington's position as the county seat of Washington County and development as a result of railroads are strong throughout this period from 1850 to 1885. 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 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 the lessened impact of the 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.

### ***Early Growth and the Arrival of the Railroad, 1850-1865***

Washington County was organized over a series of acts in 1838 and 1839, during the early formation of counties in Iowa. A location on the land of Nathan Baker near the center of the county was selected for the county seat. On June 13, 1839, the location was confirmed, and the new town was named Washington. The town consisted of 25 blocks with a central square, a traditional town layout. I.M. Snyder surveyed the town, with eight 66 by 132 lots on each block. Alleys bisected the middle of the blocks east to west, with the exception of the block to the east and west of the central square. The streets around the square were reserved at a wide 99 foot width, with remaining streets measuring 66 feet. This pattern was then continued on blocks to the west, north, east, and south in additions over the subsequent decades. The first log buildings, both for commercial and residential purposes, were constructed to the southwest and southeast of the square.<sup>2</sup> The early growth of Washington over the next two decades followed the typical pattern of a county seat. The first courthouse was built in 1841, followed by a larger courthouse in the central square in 1845-47. A county jail was built in 1842. A cabinet maker and carpenter, Joseph Keck, arrived in 1843, and other early carpenters also moved to Washington. Baptist, Methodist Episcopal, Associate Reformed (later United Presbyterian), and Presbyterian churches were organized.<sup>3</sup> Per J.B. Newhall's *A Glimpse of Iowa in 1846*:

<sup>2</sup> *History of Washington County* 1880: 345-346, 541; Burrell 1909, Vol. 1: 81-84, 109, 171; "Records of 100 Years Ago Show Washington had Small Beginning," Centennial Edition, *Evening Journal*, August 1939, 3

<sup>3</sup> *History of Washington County* 1880: 387, 398, 562; *Portrait and Biographical Album of Washington County* 1887: 649-650; Burrell 1909, Vol. 1: 119-125

West Side Residential Historic District

Name of Property

Washington County, Iowa

County and State

Washington was “pleasantly situated, on the margin of a beautiful prairie” and had “a population of upwards of two hundred inhabitants; several stores, hotels, schools, religious denominations, etc.”<sup>4</sup> Early houses in Washington were typically simple side gable or front gable buildings, with little ornamentation.

By the early 1850s, the construction of railroads was a dominant topic of conversation throughout Illinois and the eastern half of Iowa. The Chicago and Rock Island Railroad began construction in Chicago in October 1851, and the first trains reached Joliet to the southwest of Chicago in October 1852. Construction continued west through 1853, and the railroad reached Rock Island in February 1854, becoming the first railroad to connect Chicago with the Mississippi River. Plans for construction for the Mississippi and Missouri Railroad on the Iowa side started in 1853, with the first section completed from Davenport to Muscatine in November 1855. A bridge over the Mississippi River to connect Rock Island and Davenport was then completed in April 1856. Towns throughout Iowa made plans for railroad lines to continue to the west, south, and north of this point.

Efforts to attract the railroad to Washington County and through Washington started in the early 1850s. A bond issue to subscribe stock to a railroad passed in 1853 with the initial railroad failing to come to fruition and the stock subscribed in 1854 to the Mississippi and Missouri Railroad instead.<sup>5</sup> Business growth and community improvements then followed. The first newspaper started in Washington in 1854, the *Argus*, which became the *Washington Press* on April 9, 1856.<sup>6</sup> The prospect of the railroad led to Norman Everson opening the first bank on the northwest corner of the square on June 1, 1855. The bank was successful for several years before evolving into the State Bank.<sup>7</sup> An attempt to incorporate Washington had passed in 1852 and then the charter had a technical issue, and the town reverted to unincorporated status. A second effort was then made in 1855 and then failed for improper procedures.<sup>8</sup> The *Buris City Commercial and Reporter* carried an article on Washington in 1856 that noted the community had grown to around 1,200 residents, and it was projected to build around 140 buildings this year. In 1880, it was noted that many houses and many of the brick business blocks that were then used had been built in the great building boom of 1855-56, anticipating the arrival of the railroad.<sup>9</sup> The *Washington Press* reported on April 23, 1856 that the population of Washington had reached nearly 1,200, a marked increase over the estimated 200 in 1846. The town boasted four churches, two hotels, nine dry goods stores, one hardware store, three stove and tin shops, two drug stores, four blacksmith shops, four wagon and carriage manufacturers, one boot and shoe shop, one saddle and harness shop, two furniture stores, one cabinet shop, one steam boiler manufacturer (with foundry and machine shop), one steam flouring mill, one steam saw mill, one steam carding and fulling mill, two sash and door manufacturers, four tailors, and two milliners, seven ministers, seven physicians, and four lawyers.<sup>10</sup>

The residential development through this period focused on the blocks within the original town plat and new additions that were platted (Table 2). To accommodate the boom of 1855-56, several new plats were filed, expanding the platted area for the town of Washington to more than five times the size of the original plat (Figure 3). The West Side Residential Historic District is located primarily within four of these plats to the west of the original plat, including the western tier of blocks in the original plat. The initial “Addition to Washington” from 1840 had added five blocks along the west side of the original plat, spanning from First Street (now Avenue C) to Jackson Street (now Avenue D), subdividing out lots on the perimeter of the original core 25 blocks. Corbin’s Subdivision on the east side likewise platted lots in out lots on the perimeter of the core original town in January 1855. The first actual new addition to Washington, incorporating additional land, appears to have been East Washington, platted by James Dawson in 1855. The east end was also platted as large out lots, with a section then immediately platted as Ewing’s Subdivision. Three subdivisions of out lots in

<sup>4</sup> Newhall 1846: 36

<sup>5</sup> *Portrait and Biographical Album of Washington County* 1887: 654; Fisher 1978: 203

<sup>6</sup> *Portrait and Biographical Album of Washington County* 1887: 656-57; Burrell 1909, Vol. 1: 313

<sup>7</sup> *History of Washington County, Iowa* 1880: 548; Burrell 1909, Vol. 1: 368

<sup>8</sup> *History of Washington County* 1880: 544; Burrell 1909, Vol. 1: 172

<sup>9</sup> *History of Washington County* 1880: 547-48

<sup>10</sup> *Washington Press*, April 23, 1856, 2



West Side Residential Historic District  
Name of Property

Washington County, Iowa  
County and State

the southern part of East Washington were then platted over the next two years. Four additions to Washington were then platted in 1856 and two were platted in 1857, none of which would be fully developed for decades in the future. The Northeast Addition was platted on the east side, followed by two additions on the south side, South Washington and Miller's Addition to South Washington (subdividing out lots) in 1856. Though paralleling "East Washington" on the opposite side of the original town plat, Alfred T. Burris named his addition "Southwest Washington" in June 1856, likewise spanning from W. Washington south to the section line (W. Adams Street) and for two blocks west from S. Avenue E. The northeast corner of this addition would later be donated as part of Sunset Park in the early 20<sup>th</sup> century. Anticipating greater immediate growth for Washington, Burris then laid out his Addition to Southwest Washington in November 1856, twice as large as Southwest Washington. The northern part of this addition was later incorporated into Sunset Park from the early to middle of the 20<sup>th</sup> century, and the section along Brighton Boulevard (now W. Madison) developed as a commercial corridor in Washington. Parallel on the southeast side, J. O. Conger platted Conger's Addition, and Wilson's Addition was platted nearby in 1857. One last addition was then platted for Washington prior to the Civil War. Though paralleling "Northeast Washington" on the east side but to the west side of the original town plat, Joseph Keck and several other property owners platted "Western Addition" in 1860 from W. Washington north to North Street (now W. 3<sup>rd</sup> St) and for three blocks west from Jackson St (now Avenue D), incorporating his residence and personal property at the southeast corner of the addition. The south half of this addition and the north part of Southwest Washington, along with blocks in the original plat and Addition to Washington encompass the majority of the residential blocks of the West Side Residential Historic District.

**Table 2. Plats filed in Washington from 1839 to 1865**

| <b>Date</b>       | <b>Plat name (addition, if subdivision)</b>             | <b>Part of town</b> | <b>Plat reference</b>  |
|-------------------|---|---------------------|------------------------|
| <b>1839</b>       | <b>Original Plat</b>                                    | <b>center</b>       |                        |
| <b>1840</b>       | <b>Addition to Washington</b>                           | <b>west</b>         | <b>Old Book 01: 44</b> |
| 1855-01-20        | Corbin's Subdivision of Out Lot 14 (Original Plat)      | east                | Town Lot A: 067        |
| 1855-11-27        | East Washington   | east                | Town Lot A: 076        |
| 1855-07-05        | Ewing's Subdivision (East Washington - Out Lots 1-2)    | east                | Town Lot A: 198        |
| 1856-04-25        | Northeast Addition                                      | east                | Town Lot A: 186        |
| 1856-05-14        | South Washington  | south               | Town Lot A: 224        |
| 1856-04-19        | Miller's Addition to South Washington                   | south               | Town Lot A: 360        |
| <b>1856-06-10</b> | <b>Southwest Washington</b>                             | <b>southwest</b>    | <b>Town Lot A: 234</b> |
| 1856-06-21        | Original Plat - Rousseau's Addition (Out Lot 9)         | south               | Town Lot A: 337        |
| 1856-07-10        | Crandall's Addition (East Washington - Out lots 9-10)   | southeast           | Town Lot A: 270, 379   |
| <b>1856-11-10</b> | <b>Addition to Southwest Washington</b>                 | <b>southwest</b>    | <b>Town Lot A: 380</b> |
| 1856-12-09        | Original Plat - Orr's Subdivision of Out Lots 6-7       | south               | Town Lot A: 388        |
| 1857-03-07        | McGaughey's Subdivision (East Washington - E 1/2 OL 11) | southeast           | Town Lot A: 503        |
| 1857-04-04        | Conger's Addition (East Washington)                     | far southeast       | Town Lot A: 535        |
| 1857-04-15        | Wilson's Addition (Addition to South Washington)        | south               | Town Lot B: 408        |
| 1857-10-19        | Cox's Subdivision (East Washington - W 1/2 OL 11)       | southeast           | Town Lot B: 122        |
| <b>1860-11-01</b> | <b>Western Addition</b>                                 | <b>west</b>         | <b>Town Lot A: 176</b> |

West Side Residential Historic District

Washington County, Iowa

Name of Property

County and State

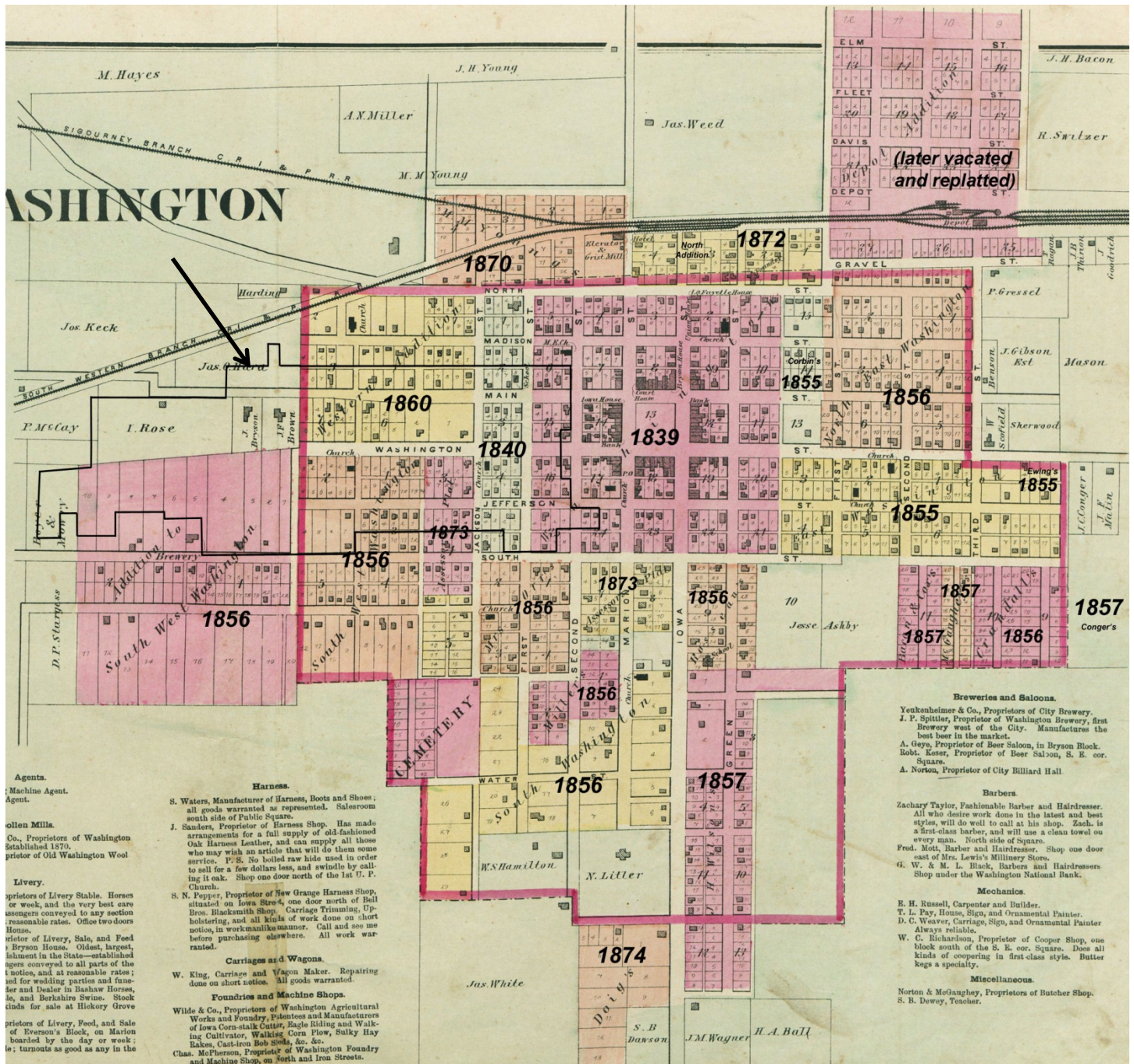


Figure 3. Dates of plats from 1839 to 1873 overlaid on the 1874 map of Washington, with historic district boundary indicated on west side (Harrison & Warner 1874: 22-23; McCarley 2015, 2017).

West Side Residential Historic District

Name of Property

Washington County, Iowa

County and State

While the prospects were good and speculative interest high, the actuality of the railroad had yet to be realized. An additional \$100,000 was approved in bonds in December 1856 to insure that the railroad continued its march to Washington from Muscatine, with the condition that it be completed by December 1, 1857. However, the Missouri and Mississippi Railroad did not reach Washington by this date, and they asked for an additional \$100,000 in stock. It was approved in April 1858 with several conditions, including full payment being held until construction progress was sufficient to Washington, a depot within a half mile of the courthouse on the square, and completion to Washington by September 1, 1858. Though the legalities and logistics of the final terms would be debated and revisited for several years, the Missouri and Mississippi Railroad did arrive in Washington in time for a large community celebration dinner on September 1, 1858. An estimated 10,000 people were in attendance, with people on 13 passenger cars arriving in town and being escorted from the tracks three blocks to the north to the town square.<sup>11</sup>

Historians as early as 1880 and 1909 describe the following decade in Washington as a period of extreme prosperity. The timing of the arrival of the railroad was fortuitous as it coincided with the Panic of 1857 that had an impact on many communities. As a result, Washington quickly recovered and grew significantly through this period. With Washington as the terminus for the Missouri and Mississippi Railroad from Rock Island, the town quickly became the trading and shipping point for a region 60 miles to the south and west of town. Farmers hauled products to Washington, sold and shipped their goods, and frequented the local stores before returning home.<sup>12</sup> As H.A. Burrell wrote in 1909: "Each wagon that came in, loaded to the guards, took back groceries, dry goods, hardware, boots and shoes; business houses multiplied; stores were thronged nearly all night, after the men had unloaded. This kept up till the railroad pushed on west and southwest..."<sup>13</sup> The impact of this commercial activity in Washington was the construction of commercial, residential, and industrial buildings throughout the town. The construction around the square had shifted to the "second generation" model of substantial brick buildings. Burrell wrote in 1909: "The building in '55 and '56 was astonishing; the brick blocks were nearly all erected in that golden age."<sup>14</sup>

Only a handful of antebellum residences have been identified in Washington. As noted, the earliest residences in Washington were simple log structures, with frame structures then also built in the 1840s and prevalent throughout the 1850s. Log cabins followed types from other areas of the country, usually a one-room or two-room building with stone chimney and gable roof with wood shakes. By the early 20<sup>th</sup> century, remaining log cabins or log houses were rare, and the Alexander and Mary Young Log House in Cedar Township was donated to the Daughters of American Revolution (D.A.R.) and moved to Sunset Park on the west side of Washington in 1912 to preserve an example of this early residential type (Map #150-D2; Iowa #92-00160). Early frame houses dating to the 1840s or 1850s still extant in Washington have largely been moved from their original sites as well, with original construction closer to the town square and later commercial or residential development resulting in the older home moved to a less desirable location. Though some may have incorporated simple elements of the Greek Revival style, most were vernacular dwellings.<sup>15</sup> While vernacular homes continued to be more commonly built during the boom years of the late 1850s, the influence of other early styles also began to appear in Washington. The Gothic Revival style was popular nationally in this period. This style would continue to be built throughout the 1860s in Washington, with more identified examples dating to the period after the Civil War ended in 1865. However, one notable brick example dating to circa 1856 with the spike in construction in this period is the Joseph and Elizabeth (Jackson) Keck House at 504 W. Washington Blvd (Map #70; Iowa #92-00179; listed on NRHP). As noted, Keck was among the early settlers of Washington, and he was a prominent citizen involved in real estate and banking by the 1850s. This

<sup>11</sup> Burrell 1909, Vol. 1: 211-214; *Portrait and Biographical Album of Washington County 1887*: 651, 654; Fisher 1978: 203-205

<sup>12</sup> *History of Washington County 1880*: 542

<sup>13</sup> Burrell 1909: 172

<sup>14</sup> Burrell 1909: 175

<sup>15</sup> McAlester 1997: 179-184; Carley 1994: 100-107; Walker 1996: 108-111



West Side Residential Historic District

Name of Property

Washington County, Iowa

County and State

house was built on the southeast corner of the Jackson family property, replacing an earlier family house. As previously noted, Keck then platted 40 acres of the farm into the Western Addition in 1860, retaining this large corner lot at the northwest corner of S. Avenue D (formerly Jackson Street) and W. Washington Blvd as an out lot for his property.

Additional development occurred in Washington through the end of the 1850s and into the first half of the 1860s, concurrent with the Civil War. A branch of the State Bank opened in Washington in April 1859, with Joseph A. Greene as president and George C. Stone as cashier. Directors included Joseph Keck, John W. Quinn, James Dawson, Joseph A. Greene, and George C. Stone. In August 1861, Joseph Keck became president.<sup>16</sup> The First National Bank was then organized in April 1864, and it began business on May 1, 1865, with the State Bank merging into this new institution. The initial officers were Joseph Keck, president; Howard M. Holden, cashier; and directors Joseph Keck, Howard M. Holden, S. G. Owen, A. W. Chilcote, James Dawson.<sup>17</sup> With additional failed attempts at incorporation in 1857 and 1858, the town successfully became incorporated on September 29, 1864. Ralph Dewey was appointed as the first mayor, with James Dawson, Dr. A.W. Chilcote, V.W. Andrews (Andrus?), Joseph R. Lewis, and William Wilson, Sr. serving as trustees.<sup>18</sup> In general, construction declined through the early 1860s as the economy was affected by the Civil War and men left Washington County to fight for the Union. However, a few improvements continued to be made in town through this period. For example, on W. Main Street, the first St. James Catholic Church was built in 1861, a simple frame 35 by 65 foot building.<sup>19</sup>

#### *Postwar Prosperity and Railroad Improvements, 1865-1885*

With the end of the Civil War, a number of large building projects were undertaken in Washington, both commercial and residential. In the downtown around the square, Joseph Corette built a two-story brick building on the northwest corner of the square (101-103 N. Marion, later facade) with a public hall on the upper story in 1866. In 1867, John Bryson demolished the earlier brick building at 100-104 W. Main Street on the north side of the square, constructed a three-story brick Italianate hotel with stores on the first story (State Site #92-00538). This construction spurred additional work on the north side of the square. Norman Everson built the three-story Italianate brick Everson's Block and Opera House in 1868-69 at the west end of the block (120-124 W. Main, fire in 1930). With the courthouse on the square declared an eyesore and safety hazard, it was then demolished in 1869 with the courthouse offices (and *Press* office) moved to the second story of this new building. Immediately to the east of Everson's building, Alvin Norton built a two-story brick Italianate building at 116-118 W. Main in 1867-68 as well (State Site #92-00542).<sup>20</sup> A second bank was organized as a state bank in 1867, opening as the Farmers' and Merchants' Bank of Washington in the yellow brick building on southwest corner of square (201 S. Marion, State Site #92-00566). Directors included John A. Henderson, I. N. Langhead, J. R. Richards, Dr. William McClelland, Joe L. Rader, L. O. Richards, Dr. A. W. Chilcote, and S. G. Owen. The bank operated for a few years, with Dr. A.W. Chilcote becoming president in July 1870. They then decided to reorganize as Washington National Bank in December 1870, with Chilcote remaining as president.<sup>21</sup>

While a number of Italianate commercial buildings were constructed during the boom of the 1850s, the style was primarily utilized in Washington for residences during the two decades following the Civil War, built into the

<sup>16</sup> *History of Washington County, Iowa* 1880: 549; *Portrait and Biographical Album of Washington Co* 1887: 667

<sup>17</sup> Major stock holders included J. Keck (128 shares), Holden (145 shares), Dr. A.W. Chilcote (33 shares), his wife Jane Chilcote (17 shares), Shep Farnsworth (34 shares), S.G. Owen (45), and George Brokaw (28 shares). Other investors for the remaining 70 of the 500 shares of stock issued included Mrs. E. A. Banta, C. Craven, J. M. Craven, James Dawson, John Moore, Hugh Smith, J. M. Rose, and Robert Dawson. *History of Washington County* 1880: 551; Burrell 1909, Vol. 1: 371

<sup>18</sup> *History of Washington County* 1880: 553; Burrell 1909, Vol. 1: 175

<sup>19</sup> *History of Washington County, Iowa* 1880: 562; Burrell 1909, Vol. 1: 248

<sup>20</sup> *Washington Press*, July 3, 1867, 2; *History of Washington County* 1880: 387, 544; *Portrait and Biographical Album of Washington County* 1887: 274; Fisher 1978: 116-118, 403-407

<sup>21</sup> Burrell 1909, Vol. 1: 372

West Side Residential Historic District

Washington County, Iowa

Name of Property

County and State

1880s locally. The Italianate, or the early Italian villa, was the prominent residential style in Washington throughout the 1860s and 1870s, with some Gothic Revival homes continuing to be built in the 1860s. In the residential neighborhood on the west side of Washington, a handful of houses built in the latter 1860s reflect the Italianate and Gothic Revival styles, though more tended to follow the simple gable-front vernacular form with some influence of these styles. The two-story brick Italianate house at 305 S. Avenue C is the most notable example of this style in the neighborhood (listed on NRHP as Kurtz House; Map #18; Iowa #92-00155). Vincent W. Andrus bought the lot in July 1865 and started construction on the house, with local history stating that he sold the house unfinished to lumber company partner Milton Barratt in June 1869 who then finished the house. The remaining nine houses identified as built from 1865 to approximately 1870 in the west side neighborhood are all frame houses that are typically gable-front in style, with some Gothic Revival influence noted. The owners reflect successful business owners in Washington. One-and-one-half-story houses are the most common, such as the Stephen B. and Mary A. Sanford House at 714 W. Main (Map #140; Iowa #92-00795). Sanford & Co was formed around 1865 as a livery business on Marion Ave, and Sanford then bought this lot in March 1866. The house at 634 W. Main (Map #131, Iowa #92-00786) was built in 1866 for Robert and Mary Glasgow, who lived here until 1894. Robert Glasgow was a former state representative who served as county treasurer from 1865 to 1873. Dayton H. and Irene Ballard built the house at 215 S. Avenue C (Map #22, Iowa #92-00734) around 1868, and he owned and operated a hardware store in the downtown. Interestingly, the house at 633 W. Jefferson (Map #47, Iowa #92-00756) was built for John and Hannah Coppock. John Coppock built a mill in 1859 on the Skunk River about nine miles south of Washington in the northwest corner of Henry County (Jefferson Township), and his son Thomas Coppock ran a general store there by the 1860s. The town became known as Coppock. Advertisements in the *Washington Gazette* in 1869 note that the Coppock and Sons' Flour and Feed Store operated in the corner room of Corrette's Block in Washington. They sold flour and feed, corn, oats, ground feed, bran, and chop, all furnished from their mill on the Skunk River.<sup>22</sup>

The 1869 birds-eye view shows the extent of development of Washington through this period (Figure 4). Commercial buildings line the blocks around the town square, with residences on the remaining blocks of the 25-block original plat. While not all these lots are filled, development has occurred east along E. Washington and E. Main in East Washington and Northeast Washington and west along W. 2<sup>nd</sup> Street, W. Main Street, W. Washington Blvd, W. Jefferson Street, and W. Madison Street in the Southwest Addition and Western Addition. Development generally stops along 3<sup>rd</sup> Street (then North Street), with a handful of buildings north to the railroad tracks and depot. Development is scattered along the platted streets to the south, including S. 2<sup>nd</sup> Avenue, S. Iowa Avenue, S. Marion Avenue, and S. Avenue B in South Washington and Wilson's Addition. The houses depicted are typically one or two story houses with either a gable-front or side-gable orientation. The enlarged view of the neighborhood on the west side shows a number of gable-front dwellings and a handful of side-gable dwellings (Figure 5) Joseph Keck's earlier house at W. Washington and Jackson Street (now S. Avenue D) is the largest and most refined home depicted in the neighborhood. The view shows two or three houses or other buildings on each half block of the neighborhood throughout the district. While some of these houses were later replaced with more stylish, modern homes, the set of the earliest houses within the historic district are depicted on this map. Development is noted as throughout the district on each block by this period as the entire neighborhood was initially platted by this period, rather than the neighborhood developing first on certain blocks or plats at one edge and then expanding from there. This pattern of development would continue to occur through the middle of the 20<sup>th</sup> century.

<sup>22</sup> *Gazette*, April 23, 1869, 2

West Side Residential Historic District  
Name of Property

Washington County, Iowa  
County and State



Figure 4. Birds-eye View of the City of Washington (Koch 1869).  
view is looking southwest over Washington, north is at bottom right

West Side Residential Historic District  
Name of Property

Washington County, Iowa  
County and State



**Figure 5. Enlarged view of west side neighborhood on *Birds-eye View of the City of Washington*, with historic district boundary overlaid (Koch 1869; McCarley 2017).**

*view is looking southwest over Washington, north is at bottom right*

*Second Street is now Avenue B, First Street is Avenue C, Jackson Street is Avenue D, Avenue E to west, and Avenue F is along the east edge of land shown without streets to the west (later Sunset Park)*

*W. Main Street extends west from the north side of the square (courthouse in center) (lower right within boundary), W. Washington west from the south side, and W. Jefferson St is the street then to the south (upper left within boundary)*

In 1870, the population of Washington (then incorporated) was reported in the federal census as 2,575, approximately twice the estimated population of 1,200 in 1856. The Mississippi-Missouri Railroad became the Rock Island Railroad in 1869, spurring a new period of railroad construction to the west and shifting the “boom” development to areas to the west. The extension of the railroad was poorly timed for Washington as it coincided with a national depression that started with a series of setbacks in 1869 and 1871, culminating with the Panic of 1873. With these changes, “hard times set in” in and around Washington.<sup>23</sup> However, these setbacks were partially countered by the Chicago, Rock Island, and Pacific building a second branch west out of Washington to Sigourney in Keokuk County, which was completed in fall 1872.<sup>24</sup> Some construction continued through this period. Four houses in the west side neighborhood were likely built in this period, two smaller homes and two larger two-story houses. Elmira Mather (widow) built one of the first T-plan houses at

<sup>23</sup> *History of Washington County, Iowa* 1880: 543

<sup>24</sup> *Portrait and Biographical Album of Washington County* 1887: 655; Fisher 1978: 207



West Side Residential Historic District

Washington County, Iowa

Name of Property

County and State

313 W. Jefferson in 1873, replacing her earlier one-story house depicted on the 1869 birds-eye view (Map #140; Iowa #92-00795). The two-story frame house reflects some influence of the Italianate style.

The map of Washington included in the *Atlas of Washington County* in 1874 shows that the platted land in additions extended beyond the extents of the official city limits (Figure 3). While overall development was more concentrated in the downtown, residential development extended throughout the other platted areas of town and within each block in the West Side Residential Historic District as also noted on the 1869 birds-eye view (Figure 6). The eastern two blocks have a higher concentration of development, and Joseph Keck's large estate property on Lot 1 in the Western Addition is clearly depicted. As ample land remained for development, few new plats were filed for development in the 1870s, primarily on the north side of town and north of the railroad tracks. In May 1875, the 68-acre estate of James Weed was bought by Dr. A.W. Chilcote, J.M. Denny, Col. Cowles, and John A. Henderson. They platted the southern half of the land into 15 blocks as Denny's Addition, though Dr. A.W. Chilcote nicknamed this flat area north of the railroad tracks as "The Heights" and the name stuck.<sup>25</sup> The *Gazette* published a list of the highest taxpayers in Washington in November 1874, including many familiar names among these "Monied Men of Washington County." One third of the residents that paid over \$100 in taxes lived within the West Side Residential Historic District: Joseph Keck - \$796 (504 W. Washington, c.1856 house), H. [Hiram] Scofield - \$158 (633 W. Main - c.1870 house - demo), E. [Elmira] Mather - \$104 (313 W. Jefferson, 1873 house), and A.H. [Albert H.] Wallace - \$102 (302 W. Jefferson - c.1873 house).<sup>26</sup>

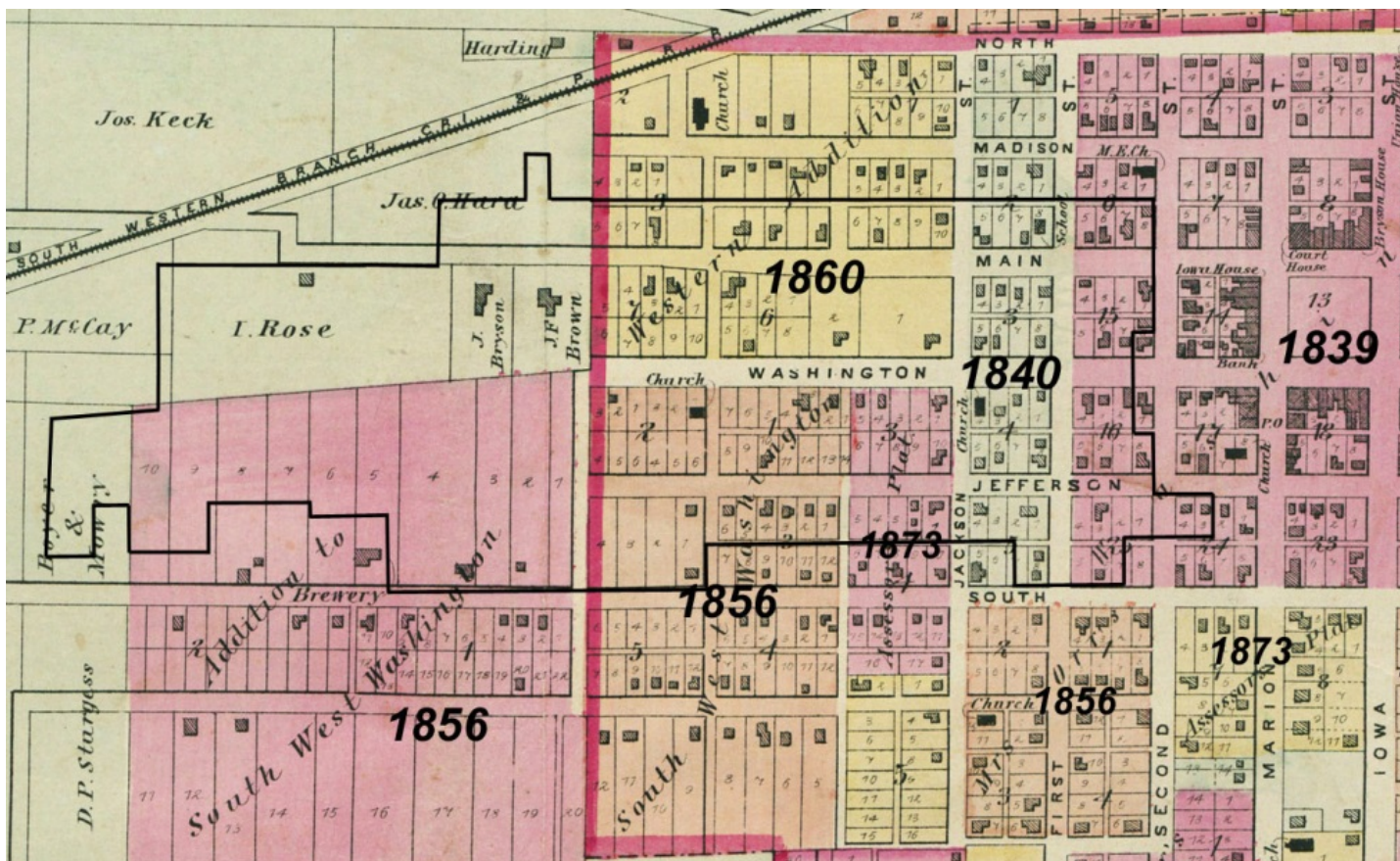


Figure 6. 1874 map of Washington, with dates of plats from 1839 to 1873 and historic district boundary overlaid (Harrison & Warner 1874: 22-23; McCarley 2015, 2017).

<sup>25</sup> Burrell 1909, Vol. 1: 437

<sup>26</sup> "Monied Men of Washington County," *Gazette*, November 27, 1874, 3



West Side Residential Historic District

Name of Property

Washington County, Iowa

County and State

With the increasing popularity of the narrow gauge railroad (less expensive to build), residents in Winfield (Henry County) raised funds in 1876 to build a railroad from Burlington to Winfield. Though not built until the winter of 1879-1880, plans were immediately made to continue the Burlington & Northwestern railroad west to Washington.<sup>27</sup> This appears to have spurred at least community leaders to work on new construction in the downtown, with three large commercial buildings constructed downtown in 1876. New residences were also built in this period. In 1866, Howard Burrell bought the *Washington Press* from A.R. Wickersham, and he would serve the editor and voice of Washington through the remainder of the 19<sup>th</sup> century and into the 20<sup>th</sup> century. He published a special edition on Washington including many business histories on September 27, 1871, and he noted that "Another feature worthy of especial note is the relative character of the buildings erected before and after the railroad reached here. The ideas of the public became enlarged, and with that growth came pride – pride in the appearance of their dwellings and places of business....We point with pride to our noble business blocks and elegant residences."<sup>28</sup> Burrell followed through on his own statement in this period, constructing a frame gable-front Italianate house at 527 W. Washington Blvd (Map #69; Iowa #92-00376). While frame was the most common construction material, brick houses were built by wealthier residents in the late 1870s and into the 1880s, continuing to reflect the Italianate style. On the west side of downtown, lawyer and real estate investor William Scofield built a two-story brick Italianate house at 305 W. Main Street (Map #99; Iowa #92-00397) on the east end of the West Side Residential Historic District.

As noted, the Burlington & Northwestern continued west to Washington, arriving in the winter of 1879-80. At the same time, a second line was built west from Winfield to Oskaloosa in 1879. This Burlington & Northwestern connected Washington directly to Burlington and the markets accessible from this point. The *History of Washington County* published in 1880 noted that Washington was "entering upon another chapter of prosperity."<sup>29</sup> At the time, the town was described as consisting of the Original Plat and North addition, Depot addition, East Washington addition, Dawson's addition, Orr's addition, South Washington, addition to South Washington, Doig's addition, Western addition, Southwest Washington, and Addition to Southwest Washington.<sup>30</sup> No courthouse was specifically found in town, and the town valued the park in the public square that had been developed. Little was noted about residences in town, though the business buildings around the square were described as having "rather an antiquated appearance."<sup>31</sup> The railroad arrived from the southeast, turning north just outside the city limits and continuing north through the center of East Washington and Northeast Washington and terminating with sidings near the east-west Chicago, Rock Island, and Pacific Railroad. This railroad construction then again spurred additional platting of land, primarily to the east and southeast of earlier plats. Over the next two decades, Winfield Smouse would become known as the largest real estate developer in town. In 1882, he platted 28 acres to the east of city limits and the Northeast Addition as his East Side Addition in 1882. He then acquired a tract of 49 acres to the east in 1884, platting Smouse's East Side Addition. Similar to the plats filed in the 1850s, this land was platted in response to the railroad but would wait to be developed over subsequent decades, with significant efforts made by Smouse over the next two decades to attract new residents that define themes of this subsequent period of development.

Despite the new plats, the burst of construction in the late 1870s dwindled in the early 1880s, though community and public improvements were made during this period. Public policy was set in 1882 to outlaw saloons in the county, after temperance efforts had successes and setbacks through the 1870s. Burrell reported in 1909 that there had been no saloon in the county since 1884.<sup>32</sup> In March 1881, a contract was let to Wilde & Company for a new iron fence around Central Park to replace the old wood fence.<sup>33</sup> In 1882, a bucket brigade was organized, followed by a formal fire company in 1883. A combination City Hall and fire

<sup>27</sup> Burrell 1909, Vol. 1: 218; Fisher 1978: 209; line acquired by Chicago, Burlington, & Quincy by 1887

<sup>28</sup> "Washington," *Washington Press*, September 27, 1871, 5

<sup>29</sup> *History of Washington County, Iowa* 1880: 543

<sup>30</sup> *History of Washington County* 1880: 542

<sup>31</sup> *History of Washington County* 1880: 543

<sup>32</sup> Burrell 1909, Vol. 1: 365

<sup>33</sup> *Evening Journal*, County centennial edition, July 1936, 63

West Side Residential Historic District

Name of Property

Washington County, Iowa

County and State

station was built at 210 W. Main, just northwest of the square. The fire department operated on the first story, with the city council chambers and library moving to the second story.<sup>34</sup> Somewhat related, the Washington County Farmers Mutual Insurance Association was organized on February 20, 1883, which proved to be very popular and kept insurance primarily local into the 20<sup>th</sup> century.<sup>35</sup> Houses built in this period appear to have followed simpler vernacular forms, including frame gable-front, side-gable, and T-plan houses. Only two extant houses, both small, were identified in the west side neighborhood as built during the first half of the 1880s.

Residences built throughout this period ranged 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. By 1885, 21 extant properties had been built in the West Side Residential Historic District in Washington in the period from 1856 to 1885, all residential properties. The extant houses built include twelve two-story houses, seven one-and-one-half-story houses, and two one-story houses. Three are brick construction, while the remaining houses are frame construction. 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, county treasurer), 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 (lawyer, real estate). Other houses that were later demolished and replaced were also associated with a number of prominent residents, such as the large property of Hiram Scofield (lawyer, real estate) further west on the south side of W. Main Street. 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.

<sup>34</sup> Burrell 1909, Vol. 1: 424; *Portrait and Biographical Album of Washington County 1887*: 672

<sup>35</sup> Burrell 1909, Vol. 1: 385

West Side Residential Historic District  
Name of Property

Washington County, Iowa  
County and State

### ***Residential Development at the Turn of the Century, 1885-1910***

By the early 1880s, there was a shift in residential development in Washington, both from the standpoint of neighborhood development and from the standpoint of individual residences. The neighborhood development in the previous period was primarily in response to speculation on growth related to the arrival of railroads, combined with subdivisions of previously platted large out lots. These additions would continue to be developed from 1885 to 1910. From the early 1880s and into the 1890s, plats were filed more specifically for neighborhood development, particularly those filed by Winfield Smouse. The population grew through this period from 2,949 in 1880 to 3,235 in 1890 and to 4,255 by 1900, with housing constructed within these plats to accommodate new residents. The style of residential construction also shifted in the second half of the 1880s, with Queen Anne houses built throughout town but particularly in the neighborhood on the west side. Prominent residents and businessmen continued to build houses in the neighborhood in this period, adopting the latest fashion in architectural design. The residential growth noted at the end of the 19<sup>th</sup> century continued into the first decade of the 20<sup>th</sup> century. A shift to simpler forms led to the emergence of the Foursquare house in Washington, with several homes built in the early 1900s with elements of both Queen Anne and Foursquare homes. Residential development likewise was more focused on increasing density in previously platted subdivisions, rather than large new developments. This period also marked a shift to more community improvement projects, with the focus on city amenities, city services, and recreational and cultural opportunities for residents. While a park was initially planned for the Highland Park addition on the north side of Washington, efforts by west side neighborhood residents in the late 1890s and early 1900s led to the establishment of Sunset Park, which would continue to grow in size, scope, and amenities through the 1960s. Overall, Washington reached a certain level of maturation as a community in this period.

### ***Community Maturation and Development, 1885-1899***

While the early 1880s are noted as a period with slow growth in Washington, discussions for one large community project started in this period that spurred a new phase in development in Washington by the late 1880s. The *History of Washington County* in 1880 noted that the second courthouse built on the central square had been declared unsafe and torn down in 1869, and sentiment by many residents expressed that a new courthouse should not be built in what had begun to develop as a beautiful park. However, it was also generally felt that the town should have a courthouse, though one that was convenient, safe, and durable, rather than gorgeous and extravagant, as the town did not need advertising through a showy courthouse.<sup>36</sup> The courthouse had operated on the second story of Everson's Opera House since the late 1860s, with a fire on the roof of this building in 1883 perhaps leading it to move to the "music hall" (the old United Presbyterian Church) on W. Jefferson for a few years, as the 1885 Sanborn map shows the courthouse there. In December 1884, the decision was made on the location for the new courthouse, a block west of the northwest corner of the square to the west of the new City Hall. William Foster and Henry Liebke of Des Moines were selected as the architects for the new courthouse (222 W. Main Street, State Site #92-00150). The plans were adopted in April 1885, and the contract was let to C. and H. Caldwell of LaSalle, IL for \$63,472. The courthouse was designed to be fireproof, with bricks laid in spaces between iron floor joists and a slate tile roof. Delays in construction stretched it into 1887, and the county offices finally moved into the building in November 1887.<sup>37</sup> The courthouse was described in the 1887 county history as a "handsome brick structure trimmed with stone, presenting a very fine appearance."<sup>38</sup> At the same time, the jail and sheriff's residence was constructed on the lot to the north at 219 W. 2<sup>nd</sup> Street, occupied on January 1, 1886.<sup>39</sup> With residences already built on the block to the west, including William Scofield's large brick house, the courthouse continues to mark the northwest corner of the downtown core for Washington, with the West Side Residential Historic District immediately to its west.

<sup>36</sup> *History of Washington County* 1880: 387

<sup>37</sup> Foster 1978: 31-34

<sup>38</sup> *Portrait and Biographical Album of Washington County* 1887: 649

<sup>39</sup> *Portrait and Biographical Album of Washington County* 1887: 650

West Side Residential Historic District

Name of Property

Washington County, Iowa

County and State

Construction of the courthouse spurred other projects in this period, also linked with development of community services. Several community businessmen, led by John Graham, raised funds for an opera house to replace the older one in the Everson block, and it opened on the southeast corner of the square on February 23-24, 1886. Unfortunately, the building was destroyed by fire on November 23, 1892, though quickly replaced by the "New" Graham Theatre.<sup>40</sup> Another community effort in this period that helped spur additional development was the formation of the Loan and Building Association in May 1886, under the direction of James M. Denny. By 1909, they had made 430 loans totaling \$320,000 to aid residents in buying or building 300 homes in the county and surrounding area.<sup>41</sup> A perhaps even more direct impact on construction in Washington as a result of the courthouse construction was the establishment of the Washington Brick and Tile Factory by Frank E. Swift. Swift was a native Washington County resident, born in 1855, but his family moved west to Colorado in 1876. Frank learned the brick-manufacturing trade in Cheyenne, Wyoming, and then moved back to Washington with wife Margaret in 1879 and made brick for the county hospital. However, he then conducted a brick manufacturing plant in Riverside in 1881. He then returned to Washington in summer 1885 with the contract to manufacture all the interior brick for the courthouse. At this time, he established the Washington Brick and Tile Factory in the southwest corner of town on the south side of the cemetery. A sketch of the property in the 1887 county history shows several buildings associated with the business as well as his residence on the property, and it was recognized as the largest of its kind in the county and one of the leading industries in Washington.<sup>42</sup>

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.<sup>43</sup> The 1887 history noted that: "Of the many beautiful cities in Iowa, none of them, considering its size, presents a neater appearance than that of Washington."<sup>44</sup> Reports from newspapers in the period confirm the resurgence in construction. On January 1, 1890, the *Washington Press* noted that there was more building in Washington and the surrounding county in 1889 than in many recent years, indicating the prosperity of the region. New buildings included several located downtown, the new Catholic Church on W. 2<sup>nd</sup> Street, and numerous houses, constructed by Shrader & Son, Conner & Wylie, and Anderson & Keister.<sup>45</sup> In 1890, construction in Washington totaled \$80,975. Residential construction included nine houses by H. Shrader, seven houses by Wylie & Conner, three houses by J.A. McCutcheon, nine houses by Anderson & Keister, and two houses by Edworthy & Williams (who were busy building Second UP Church).<sup>46</sup> Construction remained strong in 1891 for the main contractors, including Frank Edworthy (six houses, plus remodeling), William B. Wylie (seven houses), William & Keister (six houses, plus additions), and Harry Shrader.<sup>47</sup>

The renaissance in building by the late 1880s brought a new architectural vocabulary to Washington, the Queen Anne style. The style was defined by a number of elaborate features, including hip roofs with projecting gables, asymmetrical massing, wood porches with decorative columns, bay windows, turrets, decorative surfaces such as fishscale shingles, and contrasting decorative materials. As the style dispersed across the United States and it became popular for various types and sizes of houses, the features were interpreted for a more modest, smaller house by the 1890s and early 1900s.<sup>48</sup> The large number of houses built in the late 1880s and early

<sup>40</sup> Fisher 1978: 409-412

<sup>41</sup> Burrell 1909, Vol. 1: 322

<sup>42</sup> *Portrait and Biographical Album of Washington County 1887*: 387, 674; Foster 1978: 32

<sup>43</sup> Burrell 1909, Vol. 1: 532

<sup>44</sup> *Portrait and Biographical Album of Washington County 1887*: 665

<sup>45</sup> *Washington Press*, January 1, 1890

<sup>46</sup> *Washington Press*, December 30, 1890

<sup>47</sup> *Washington Press*, December 23, 1891, 3

<sup>48</sup> McAlester 1997: 263

West Side Residential Historic District

Washington County, Iowa

Name of Property

County and State

1890s in Washington were primarily Queen Anne homes, particularly in the neighborhood on the west side. One of the earliest Queen Anne houses was built in 1889 for Captain James B. and Minerva Teller at 320 W. Main Street (Map #98; Iowa #92-00413). On the block to the south, the Eugene and Anna Anderson House built in 1891 was designed and built with a number of characteristic features of the style, including asymmetrical massing, cross gables and smaller gables, bay windows, and decorative porches with spindlework (Figure 7) (Map #51; Iowa #92-00384). Overall, the eight houses built on W. Washington Blvd in this period all reflected Queen Anne design or features. The western one was built for Frank and Nettie Stewart at 603 W. Washington Blvd in 1893, including siding on the second story that flares out at the base of the story (Figure 8) (listed on NRHP; Map #80; Iowa #92-00180). This flared siding feature is also found on several other homes built in the neighborhood in the 1890s and into the early 1900s. The remaining houses built from 1887 to 1893 in the west side neighborhood include simpler gable-front or side gable houses, as well as one large Second Empire home built for William E. and Viola B. Kerr at 522 W. Main Street in 1892 (Map #113; Iowa #92-00418). An article from the *Washington Press* on December 30, 1892 lists that the house for real estate investor and agent W.E. Kerr was built by the contractor H. Shrader for the cost of \$3,500.<sup>49</sup> Construction continued strong citywide in 1893, with several notes throughout the year on the number of houses under construction and a note at the end of the year that dozens and dozens of new and handsome residences ranging from \$1,000 to \$5,000 had been completed.<sup>50</sup>

The merits of Washington were highlighted in the January 6, 1893 anniversary issue of the *Washington Gazette*. One of the outstanding features of the community was noted to be the large number of railroad connections, with the Chicago, Rock Island, & Pacific and the Burlington & Northwestern railroads serving the community. The newspaper cited several positives for Washington: a population of 4,000, good location, fine public buildings, very low taxation, model water works, perfect system of sewerage, fine gas and electric plant, elegant churches, moral and intelligent people, well equipped and efficient public schools, best Academy in Iowa, first class library, fine art gallery, wide awake business men, public spirited citizens, solid brick business blocks, no saloons, and a prosperous building and loan association.<sup>51</sup> The editor noted: "Washington has more beautiful and well built residences than any city of equal population in Iowa. It is a matter of surprise to visitors to drive over our little city and view the many pleasant homes which adorn our streets. During the past three years, Washington has had a Renaissance in the matter of architecture and hundreds of old residences have been remodeled in good style or moved out and replaced with new and modern dwellings."<sup>52</sup> Images from wood cuts courtesy of owners included the homes of Frank L. Wilson on E. Main, Mrs. H. Stewart, Dr. A.W. Chilcote on E. Main, James Dawson on E. Washington, Eugene Anderson's home on W. Washington (Figure 7), Ab Anderson on E. Washington, and nurseryman C.N. Stewart on the Heights. Additionally, "There are dozens and dozens of others, equally as nice as those shown in our illustrations, which we could not find space for if the cuts existed."<sup>53</sup>

Several community improvements reflect the maturation of Washington as a modern town in this period. The first city water well was drilled in July 1890, with more drilling through March 1891 and completion of the city waterworks in December 1891. A second well was drilled in 1896, and large sewers began to replace earlier small sewers in 1897. With the waterworks in operation, the old pumps in Central Park were replaced with drinking fountains, with watering troughs at the northeast and southwest corners of the square. In 1895, a new iron fountain was installed in the middle of Central Park. In September 1891, the new light plant for the Washington Illuminating Company (Norman Everson) was completed, and they started installing poles and wires for the downtown in November. On December 1, the electricity was turned on for the electric street

<sup>49</sup> *Washington Press*, December 28, 1892

<sup>50</sup> "Talk of Today," *Daily Hustler*, April 17, 1893, 2; "Local and Personal," *Gazette*, January 12, 1894, 3)

<sup>51</sup> "A Few Items of Which Washington Boasts," *Washington Gazette*, January 6, 1893, 3

<sup>52</sup> "Washington," *Washington Gazette*, January 6, 1893, 2

<sup>53</sup> "Washington," *Washington Gazette*, January 6, 1893, 2

West Side Residential Historic District  
Name of Property

Washington County, Iowa  
County and State



Figure 7. Eugene and Anna Anderson House at 320 W. Washington Blvd, 1891 (*Gazette*, January 6, 1893).



Figure 8. Frank and Nettie Stewart House at 603 W. Washington Blvd, 1893 (Patterson collection).

West Side Residential Historic District

Name of Property

Washington County, Iowa

County and State

lights. One arc light was placed on each corner of the square, with lights suspended from wires in the middle of the street. This was noted as a great improvement over earlier gas lights. Winfield Smouse later bought the Washington Illuminating Company in 1895. While earlier single telephone lines existed in Washington, Thomas Dupuis began installing additional telephones in 1890, and he was granted a franchise to build and operate a telephone exchange in 1894. The Washington Telephone Company thus began with Dupuis, L.D. Robinson (400 W. Washington), and D.H. Logan (317 W. Jefferson). Leads were strung over the top of buildings around the square, with equipment provided by the Western Telephone Construction Company. They began operations on November 6, 1894 with 49 subscribers.<sup>54</sup> The telephone exchange was located on the second story of L.D. Robinson's jewelry store at 116 S. Iowa Avenue on the east side of the square from the 1890s to 1910s. L.D. Robinson and W.A. Wilson (302 S. Avenue D) bought the Washington Telephone Company in 1897, rebuilt the system, and began to build lines to eleven towns in the county.<sup>55</sup>

The increase in construction activity and improvements in community services then spurred additional residential development in terms of new plats by the early 1890s. Part of the activity involved larger tracts of property owned by early residents of Washington in the 1850s and 1860s, which were then subdivided into smaller lots as they retired or died. The largest addition to Washington in this period was the planned residential development platted by Winfield Smouse as Highland Park in March 1892. The design of the Highland Park addition included 430 lots, a six-acre park, and an artificial lake of three acres.<sup>56</sup> Denny's Addition, the original addition on "The Heights," was then replatted in 1892. The larger section of the tract acquired to the north was likewise replatted as Denny's 2<sup>nd</sup> Addition in 1892. At the northeast corner of this plat, immediately south of Highland Park, Win Smouse acquired 5.5 acres and platted his North Side Addition. He also acquired a large tract of land from George S. McKay to the west of Highland Park, selling this land as one-acre or larger tracts along the west side of N. Marion Ave.<sup>57</sup>

The 1894 map of Washington shows the addition of these new neighborhoods as well as the development of the earlier plats to date (Figure 9). The city was divided into four wards at this point, with First Ward in the northwest part of town, Second Ward in the northeast part of town, Third Ward in the southeast portion of town, and Fourth Ward in the southwest part of town. The original 25-block plat was thus divided into portions of each ward, as were plats to the east. By 1894, buildings are depicted on approximately 80% of the lots in the original town. On the west side, houses were found on approximately 80% of the lots in the original addition to Washington (1840), similar to the original town (1839) (Figure 10). The Western Addition (1860) had houses on about 60% of the lots, and Southwest Washington (1856) had houses on about 70% of the lots. The larger Addition to Southwest Washington (1856) to the west had a handful of houses along South St (now W. Madison St). Large properties of John Graham (estate), Mrs. Osborn, and James Hartley are found further west on W. Main from the Western Addition. Thus, while the West Side Residential Historic District had significant development by 1894, there was still ample room for additional construction. Other older neighborhoods in the city show similar development, while newer additions show development on less than one-third of the lots.<sup>58</sup> Within the Columbian out lots owned by Smouse on the northeast side of town, there was a baseball park at one corner. The land to the south had a half-mile track, owned by L.S. Wagner.

<sup>54</sup> Burrell 1909, Vol. 1: 321, 411-412, 417, 421; Fisher 1978: 124-128

<sup>55</sup> Fisher 1978: 130; Burrell 1909, Vol. 1: 421

<sup>56</sup> Burrell 1909, Vol. 1: 437

<sup>57</sup> Burrell 1909, Vol. 1: 438

<sup>58</sup> More than 90% of the lots to the east in Northeast Washington (1856) and East Washington (1855) had houses, and many houses had already been built on the more recent L. Smouse (1889) and Dawson (1891) additions. Win Smouse's East Side Addition (1882) had around 30% of the lots developed, with only 10% in Smouse's 2<sup>nd</sup> Addition to the east (1884). The area to the south of the original plat, subdivided by various people and additions from 1856 to 1892, had development on approximately 90% of the blocks immediately to the south, in Swift's Subdivision, and along S. Iowa Avenue and S. Green Street (now S. 2<sup>nd</sup> Ave) leading out of town. The large plats of A.W. Chilcote to the southeast had only a handful of houses at this time. The immediate additions to the north, including Denny's Addition (1875) and Margaret M. Young's two additions (1870, 1875) were more densely developed, with about 90% of the lots depicted with houses. The additions to their north, including J.M. Young's Addition (1881) and Denny's 2<sup>nd</sup> Addition (1892), were more sparsely developed at 30-50%. Highland Park (1892) to the north is depicted as fully platted, though with only nine houses built.



West Side Residential Historic District  
Name of Property

Washington County, Iowa  
County and State



Figure 9. Map of Washington in 1894 (four pages compiled), with historic district boundary indicated on west side (Atlas of Washington County 1894: 48, 49, 52, 53; McCarley 2015, 2017).



West Side Residential Historic District

Name of Property

Washington County, Iowa

County and State

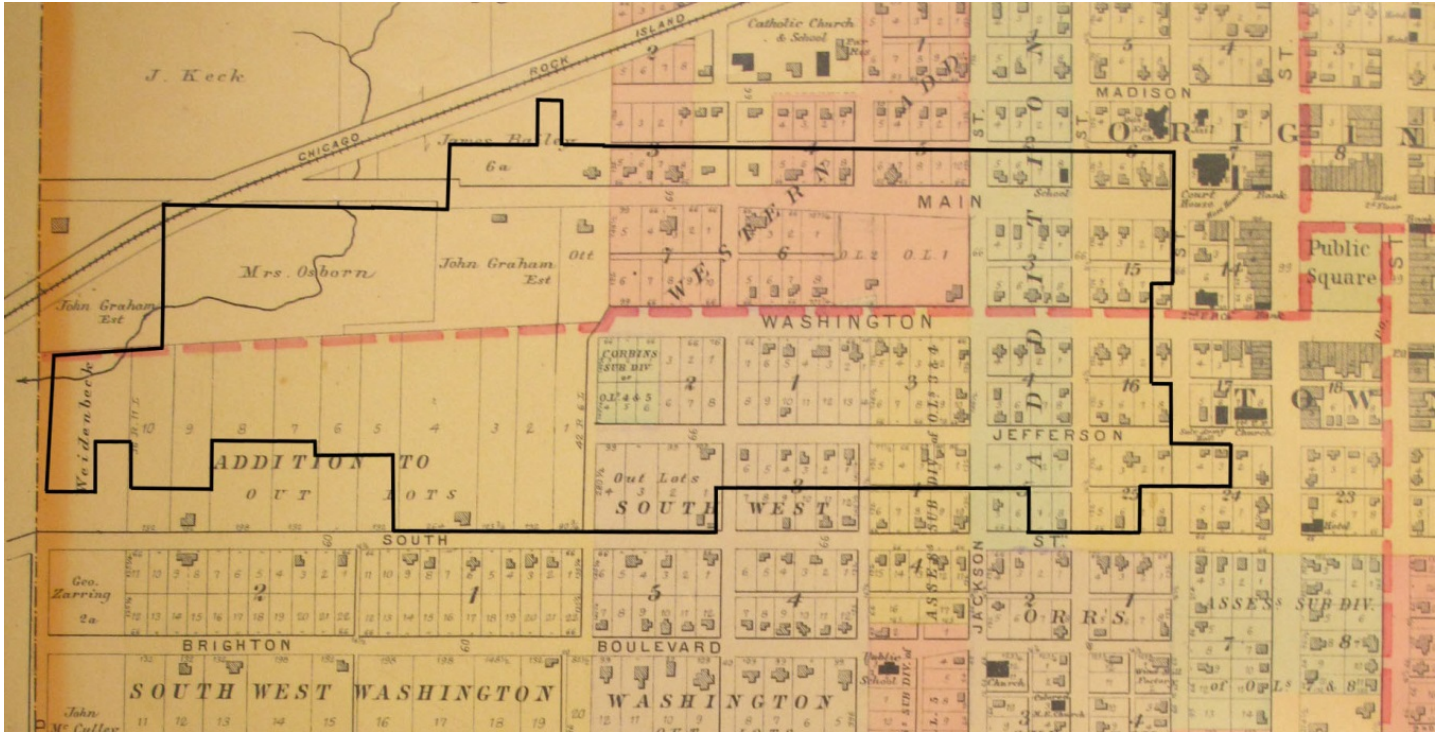


Figure 10. Southwest quadrant of Washington in 1894, with historic district boundary overlaid (*Atlas of Washington County 1894*: 52; McCarley 2015, 2017).

Though waning a bit from the early 1890s, residential development continued to be strong in Washington through the end of the 19<sup>th</sup> century. The *Evening Journal* noted in May 1894 that there were a good number of vacant houses in the city, but new ones were still being built, including two on the Heights and some in South Washington.<sup>59</sup> Construction continued into the fall, with at least five houses started after November 15.<sup>60</sup> In February 1895, the Washington Building and Loan Association noted that they had approved new loans for \$4,000, with about the same amount on file for applications not yet processed, indicating that the coming season may see more residences built in any one year in history.<sup>61</sup> The *Gazette* noted in April 1895 that 17 new residences were reported under construction in the Fourth Ward, believed to be the highest for any ward.<sup>62</sup> Win Smouse continued development in Highland Park addition in spring 1895, with articles highlighting it as well as his new development planned for the Columbia Outlots in both the *Gazette* and the *Evening Journal* in May 1895. The lake in Highland Park has been planted with willows, and the adjacent park set out with evergreens, elms, and soft and hard maples. A total of 300 trees had been planted in the addition. A number of new residences were under construction, and several men had bought lots and would likely build soon. Smouse was working on developing the Columbia Outlots as well, with the plat for the Columbian Addition officially filed in March 1896.<sup>63</sup> A handful of additional plats were filed by the end of the 19<sup>th</sup> century, all located on the northeast, east, or southeast side of Washington. While lots were sold in these other tracts, Smouse appears to have been the only one with a focused development plan. In November 1899, an advertisement for Winfield Smouse & Co (real estate and loans) notes that lots and tracts were for sale in Smouse's East Side Addition and in his beautiful new additions north of the city. He was now completing several new residences in these additions, with terms to suit including monthly payments if desired.<sup>64</sup> However, the growth of Washington

<sup>59</sup> "Pick-Ups," *Evening Journal*, May 22, 1894, 1

<sup>60</sup> "Local and Personal," *Gazette*, December 21, 1894, 3

<sup>61</sup> "Local and Personal," *Gazette*, February 22, 1895, 3

<sup>62</sup> "Local and Personal," *Gazette*, April 26, 1895, 2

<sup>63</sup> "A Fine Drive," *Gazette*, May 24, 1895, 3; "The Columbian and Highland Park Additions," *Evening Journal*, May 22, 1895, 1

<sup>64</sup> "Winfield Smouse & Co," *Gazette*, November 10, 1899, 5

West Side Residential Historic District

Name of Property

Washington County, Iowa

County and State

does not appear to have kept pace with the amount of land available in his new additions. The western boundary of platted land in Washington remained the same in 1899 as it was in 1860.

While Winfield Smouse promoted his new additions, the West Side Residential Historic District continued to be a favored traditional neighborhood attracting successful and prominent businessmen, who built substantial houses on the west side of town. A total of 17 extant houses were built from 1887 to 1893 in the neighborhood, followed by an additional 13 from 1894 to 1899. The extant houses include 29 two-story houses and three one-and-one-half-story houses. Two are brick construction (built by Swift), 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. This reflects a typical pattern of rural residents moving into the local town as they retired from farm life, having better access to goods and services. However, a large number of these residents are noted as attracted to living in this neighborhood and building houses. Per the 1900 census, these prominent Washington residents that constructed houses in this period were born in the United States. Of the 26 heads of households identified in the census, two were born in New York, five in Pennsylvania, one in Vermont, one in Maryland, seven in Ohio, and one in Indiana. Nine were born in Iowa, including several that were natives of Washington, born to early residents of the county. Of these households, only four had parents born outside the United States, with two fathers born in Ireland and three mothers born in Ireland, Scotland, and Germany. One widow who built a house in this period had emigrated from Scotland.

Through the end of the 1890s, the Queen Anne style continued to dominate residential architecture in Washington. While most of the residences continued to be frame construction, a handful of brick houses were built. In October 1895, the *Evening Journal* noted that Frank Swift was building two of the neatest brick houses in the southwest part of town that you ever saw – two story houses with all the modern conveniences. The grounds had been terraced and graded and cement walks and steps laid. He was noted as having bought, improved, and beautified several other lots in town over the years as well.<sup>65</sup> It is likely that the article referred to the pair of similar brick houses on lots owned by Swift at 315 S. Avenue C and 319 S. Avenue C in the west side neighborhood (Map #16; Iowa #92-00429; Map #15; Iowa #92-00428). The houses are noted for their similarity in design, with Swift then listed as living in the corner house (319) into the early 20<sup>th</sup> century. In this period from 1894 to 1900, ten frame Queen Anne houses were built throughout the west side neighborhood, along W. Jefferson, on the east end of W. Jefferson, on the west end of W. Main, and on blocks along S. Avenue C and S. Avenue D. As noted, many of them followed the traditional hip-roof form with projecting gable-roof sections and bay windows. A handful departed from the “norm,” such as the house built for banker Carl M. and Helen Keck at 522 W. Washington Blvd in 1897 (Map #73; Iowa #92-00392).

Construction was brisk throughout Washington in 1899 at the end of the 19<sup>th</sup> century. Contractors were already reporting in February that more new residences would be built in 1899 than in the previous year.<sup>66</sup> Notes on people building new residences were published throughout spring, including lots throughout town.<sup>67</sup> By August, a total of 29 residences were noted as having been built or under construction, primarily first class

<sup>65</sup> “50 Years Ago,” *Evening Journal*, October 13, 1945, 4

<sup>66</sup> “Local Events,” *Gazette*, February 3, 1899, 8)

<sup>67</sup> “Local Events,” *Washington Gazette*, March 24, 1899, 4; “Washington is Growing,” *Evening Journal*, June 14, 1899, 2

West Side Residential Historic District

Washington County, Iowa

Name of Property

County and State

homes that would add immensely to the beauty of the city.<sup>68</sup> By the end of the year, 51 houses were noted to have been built or significantly remodeled.<sup>69</sup> Overall, the new development was noted to add much to Washington's reputation of being a city of beautiful and modern homes.<sup>70</sup> In addition to residential construction, fire struck the old South School, which had been used as a high school. In March 1899, bonds were approved for two new schools, a new high school and a new primary grades building. Brick from the old building was salvaged by W.A. Stiles and stored for use in the new building. Weary & Hahn, architects, of Freeport, Illinois, designed the new school buildings, and Howard H. Hahn moved temporarily to Washington to look after construction of the new schools and other business for the firm.<sup>71</sup> The new high school was built on the site owned by the school in the neighborhood to the west of the courthouse, located on the northwest corner of W. Main Street and N. Avenue D (replaced by new school administration building in 1974, 404 W. Main, Map #102, Iowa #92-00774). The building would later be converted for use as the junior high.<sup>72</sup>

### *Community Improvements, 1899-1909*

With development efforts continued by Winfield Smouse on the north and east sides of Washington, residents of the neighborhood on the west side discussed potential improvements for their neighborhood. A number of new, large Queen Anne homes were being built throughout the 1890s on this side of town, and a large tract of open land remained available at the west edge of the Western Addition and into the Southwest Addition. The 1869 birds-eye view shows rolling topography with some gulleys, making it more suited for park development than residential development (Figure 5). Prominent residents of this neighborhood met at the home of Frank Stewart (603 W. Washington Blvd, Map #80) in June 1899 for the purpose of obtaining land on the west side of their neighborhood for a park. A notice in the *Washington Press* from July 26, 1899 notes: "An association is forming to open a park in the west end of town; H. & W. Scofield will lease for 20 years the old Melville tract and the old 2<sup>nd</sup> U.P. Site west of Jas. Work's home, and Wm. Fulton will lease ditto his two lots on the Sigourney road...in all about 10 acres, well wooded. A lake can be formed, with rustic bridges over the "draw."<sup>73</sup> The leases for the park association with Scofields and Fultons, with an option to purchase the property, were signed by Frank Stewart (business investor, 603 W. Washington, Map #80), Howard A. Burrell (editor of the *Press*, 527 W. Washington, Map #84), Carl M. Keck (banker, Burrell's son-in-law, 522 W. Washington, Map #73), Charles H. Keck (banker, uncle of C.M., 410 W. Washington, Map #61), and J.R. Campbell (businessman, 631 W. Washington, Map #84). The membership in the park association was \$1 per year, with plans to improve the land with drives, bridges, a lake, ornamental trees, and other landscaping.<sup>74</sup>

On October 12, 1899, plans were adopted for general improvements for the park on the west side of Washington, included a lake, pavilion, band stand, drives, sidewalks, and a bicycle path.<sup>75</sup> An early drawing for the park development was later found by the daughter of Frank Stewart, Marion Stewart Bailey, in 1948 (Figure 11). The plat was made for Washington Park association by Frank Irish of Chicago (name on back with date of August 24, 1899). Frank S. Flanagan of Washington was also indicated on the back of the plat. While the plans of development were not precisely followed, the general layout of the drives through the park is similar to the resulting development, as well as the location for the bridges. Features on the plan that were developed at some location in the park over the next two decades include the pavilion, band stand, log cabin, fountain,

<sup>68</sup> "Local Events," *Gazette*, August 18, 1899, 6

<sup>69</sup> "Fifty-One New Homes," *Evening Journal*, January 18, 1900, 2

<sup>70</sup> "Washington is Growing," *Evening Journal*, June 14, 1899, 2

<sup>71</sup> "Local Matters," *Evening Journal*, May 10, 1899, 3; *Evening Journal*, August 16, 1899, 4

<sup>72</sup> After the new junior high was built, administrative offices were moved into the building. Due to the aging condition of the building, offices were moved out in 1967 and the building demolished. New administrative offices were built on the site in 1974, which are still in use today.

<sup>73</sup> *Washington Press*, July 26, 1899

<sup>74</sup> *Washington Press*, August 2, 1899; "Washington's Real Beauty Spot: Sunset Park," *Democrat-Independent*, February 23, 1933, 3

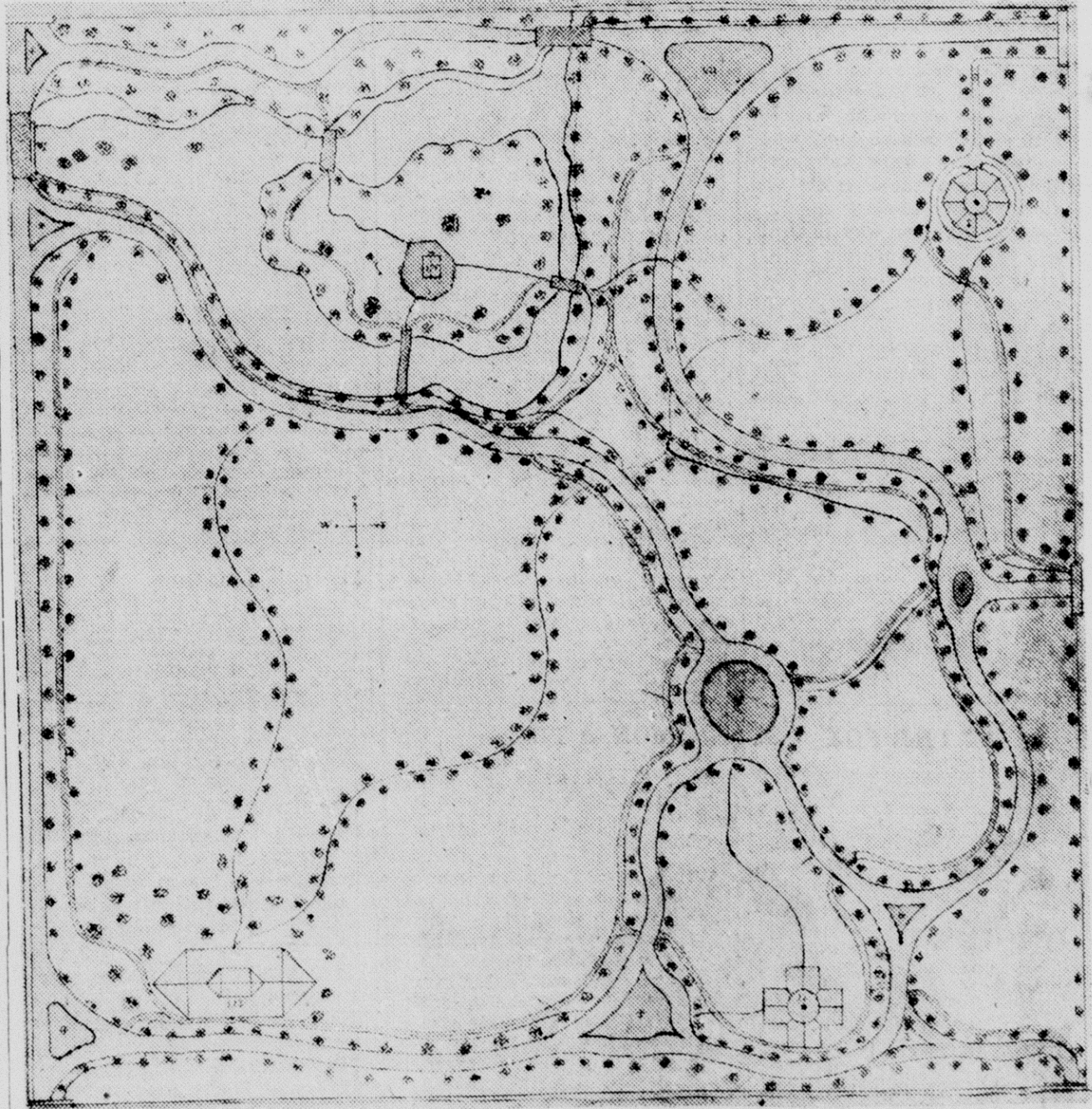
<sup>75</sup> "Washington's Real Beauty Spot: Sunset Park," *Democrat-Independent*, February 23, 1933, 3



West Side Residential Historic District  
Name of Property

Washington County, Iowa  
County and State

## Sunset Park Improvement Plans in 1899 Shown in Plat



The above plat was drawn in 1899, the year that Sunset park was established and work started on its development. It shows improvements that were contemplated in the tract at that time. Some materialized in somewhat different form and at other locations. The drives and paths can be noticed on the map, also the places where trees were to be planted. Several openings in the drives at various corners were to have flower-beds planted in them. The locations indicated by numbers included: I, band stand. II, green-house. III, pavillion. IV, log cabin. V, fountain. VI, dam and bridge. VII, flower-bed. The top of the map is north.

Figure 11. Early plat of plans for development of Sunset Park (*Evening Journal*, October 23, 1948, 4).

West Side Residential Historic District

Name of Property

Washington County, Iowa

County and State

bridges, and flower beds.<sup>76</sup> The annual meeting of park association stockholders was held on November 9, with a number of improvements already completed. Directors were elected at the meeting, representing each ward.<sup>77</sup> *Evening Journal* noted five entrances to the park, two on the south (off of W. Madison), two on the east (at W. Washington Blvd and W. Jefferson Street), and one on the north along the land of Will Graham (now Avenue H).<sup>78</sup> When the park was initially discussed, Howard A. Burrell began to refer to it as Sunset Park in his *Washington Press*, and the name stuck, later becoming the formal name of the park.<sup>79</sup> Frank Stewart and Howard Burrell remained strong advocates for the park. In addition to working on other fundraising efforts, they hosted a benefit on their lawns in July 1901 to raise additional funds towards building a pavilion in the new park.<sup>80</sup>

In the first years of the 20<sup>th</sup> century, several improvements are noted in city services and organizations benefitting local residents. Early, prominent resident Dr. A.W. Chilcote died in July 1898, leaving his estate to wife Jane A. Chilcote. While a public library operated in the city hall, Jane A. Chilcote willed their house on the east side of downtown to the city for perpetual use as a free city library. The library moved into the converted house in October 26, 1901.<sup>81</sup> In 1902, a new electric plant was built by the city through bonds, and they ran it in conjunction with the water plant.<sup>82</sup> The Washington Telephone Company was also incorporated in 1903.<sup>83</sup> Thus, city services for residents were addressed locally in this period. The railroads continued to be a key role in sustaining the economy of Washington through the first decades of the 20<sup>th</sup> century. The old narrow gauge Burlington & Northwestern line was widened and upgraded to standard gauge in nine hours on June 29, 1902, and it became part of the Chicago, Burlington, and Quincy system. In 1903, the Chicago, Milwaukee, St. Paul and Pacific Railroad (known as the Milwaukee) built their new cutoff line from Rock Island through Washington to Ottumwa. Houses were moved for the construction of this new railroad in 1901 and 1902.<sup>84</sup> With residential development continuing in older and newer subdivisions, the City Council decided that it would be prudent to adopt a more unified street naming systems, and streets were renamed by resolution on June 19, 1901. The streets through downtown - Iowa Avenue, Marion Avenue, Main Street, Washington Street, and Jefferson Street – remained the same. North-south streets were designed as avenues, and they were numbered to the east (2<sup>nd</sup> Ave, 3<sup>rd</sup> Ave, etc.) and lettered to the west (Ave B, Ave C, etc). East-west streets to the north were likewise numbered (2<sup>nd</sup> St, 3<sup>rd</sup> St, etc.) and to the south were named for presidents (Madison St, Monroe St, etc.). Thus, some previous street names were found in new locations, and the updates are reflected on the 1902 Sanborn fire insurance map (Figure 12). W. Main, W. Washington, and W. Jefferson retained their names, while South Street became Madison Street. The north-south streets within the district were thus renamed Avenue B through Avenue F.

<sup>76</sup> Bruce Cowden, "Ramblings and Remnants," *Evening Journal*, October 23, 1948, 4

<sup>77</sup> The initial officers included President - A.H. Wallace (lumber dealer, 101 W. Jefferson, block east of district), First Vice President - H.M. Eicher (lawyer, out of district – 325 E. Main), Second Vice President - George F. Ross (south across street from park- 705 W. South (Madison)), Secretary - Frank Stewart (banker/investor, 603 W. Washington, Map #80), Corresponding Secretary - C.M. Keck (banker, 522 W. Washington, Map #73), and Treasurer - A.H. Wallace (lumber, 101 W. Jefferson, block east of district).

"Transformation At New Park - Sunset Beginning to Look Like a Resort - Much Work Being Done - Before Cold Weather Stops the Work of Filling In," *Evening Journal*, November 11, 1899.

<sup>78</sup> "Transformation At New Park - Sunset Beginning to Look Like a Resort - Much Work Being Done - Before Cold Weather Stops the Work of Filling In," *Evening Journal*, November 11, 1899.

<sup>79</sup> "Washington's Beautiful Parks," *Evening Journal*, April 26, 1913, 9

<sup>80</sup> *Evening Journal*, July 2, 1901, 2

<sup>81</sup> Burrell 1909, Vol. 1: 302; Fisher 1978: 132

<sup>82</sup> L.D. Robinson, W.A. Wilson, E.G. Fox, H.M. Richer, Orville Elder, F.H. Smith, Dr. E. T. Wickham, F.L. Wilson were the original stockholders. An additional \$10,000 of stock was issued in May 1906, adding L.H. Wallace and Ralph Smith as stockholders. Burrell 1909, Vol. 1: 418

<sup>83</sup> Burrell 1909, Vol. 1: 422

<sup>84</sup> Burrell 1909, Vol. 1: 218; *Souvenir History of Washington, Iowa* 1989: 95; "Recent Improvements," *Evening Journal*, December 23, 1902, 3

West Side Residential Historic District

Washington County, Iowa

Name of Property

County and State

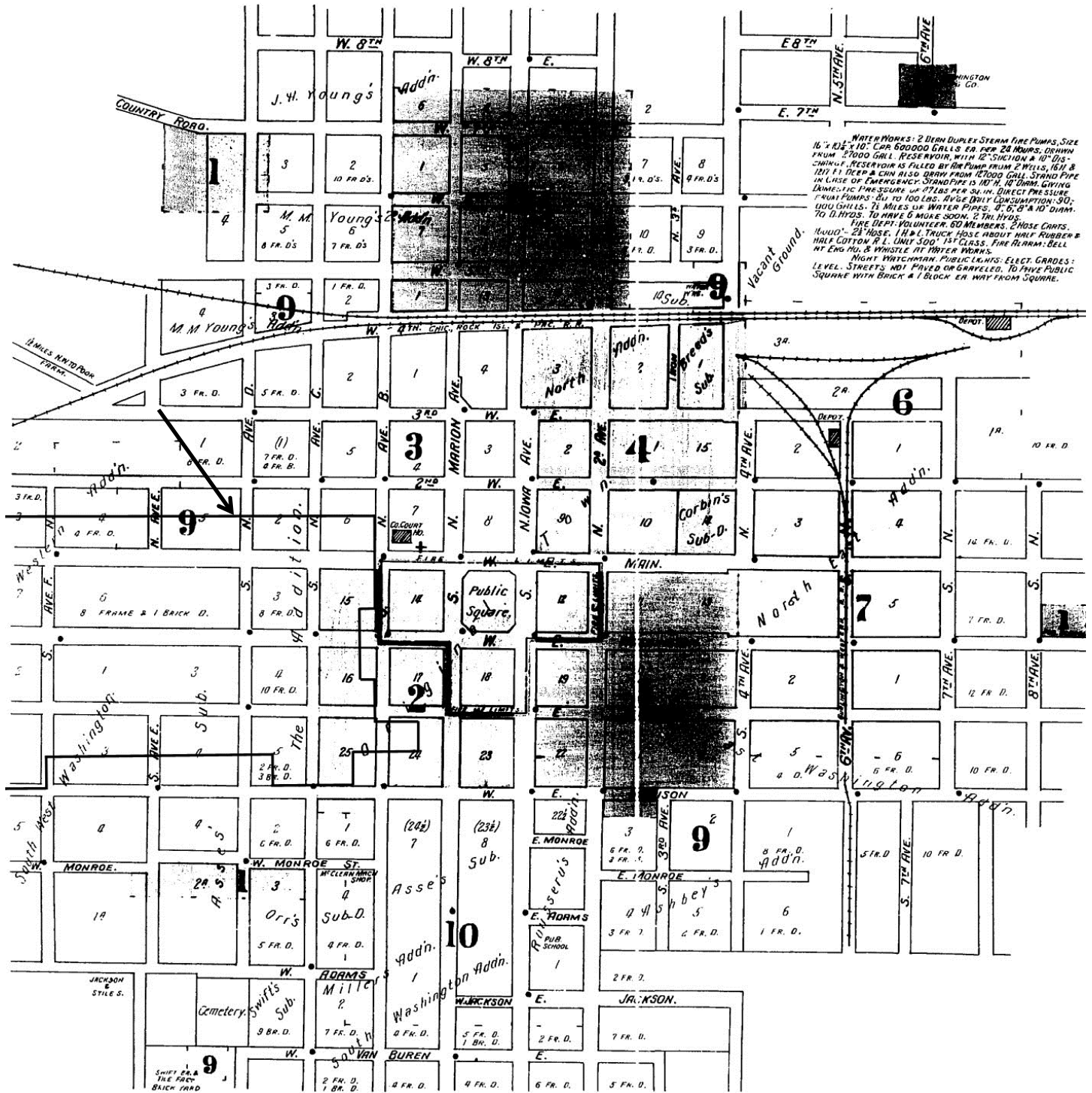


Figure 12. Map of City of Washington in 1902, with historic district boundary overlaid and indicated (Sanborn Map Company 1902: 1; McCarley 2017).

West Side Residential Historic District

Name of Property

Washington County, Iowa

County and State

Prominent Washington residents, including many living in the neighborhood on the west side of Washington, were involved in spurring new organizations. Orville Elder bought the *Washington Evening Journal* in May 1900, and he made improvements and increased circulation from 800 in 1900 to 2,000 by 1909. Howard Burrell sold the *Washington Press* to Ralph L. Livingston in 1903, who was soon joined by partner Charles K. Needham<sup>85</sup> The Washington County Historical Society was organized by prominent residents on June 6, 1905, with Marsh W. Bailey as president, Charles H. Keck as vice president, A. R. Miller as secretary, John Alexander Young as treasurer, and C. J. Wilson as curator. Directors included H.A. Burrell, A. H. Wallace, Frank Stewart, Colonel Bell, S. W. Neal, and C. H. Wilson. They authorized the *History of Washington County* in winter of 1908-09, which was then written by Howard Burrell.<sup>86</sup> The Daughters of American Revolution (D.A.R.) were also organized on November 19, 1906. Charter members included Dr. Cora Smeltzer, Allen and Nellie Smeltzer Juzeler, Dr. Ida Bailey, Hallie Berdo, Gertrude Stewart, Lorle Rickey Cook, Ella Corbin, Mrs. Everson, Mrs. Harwood, Anna Henderson, Mrs. Mary Lemmon, Maud Morton, Mrs. Laveria Stewart, Mrs. Owen Wilson, and Mrs. E. A. White.<sup>87</sup> In business notes, the First National Bank reorganized as Citizens National Bank, with Charles H. Keck, president; Carl M. Keck, vice president (nephew of Charles); and Frank R. Sage, cashier. The bank was short-lived, merging into Charles Keck's Citizen's Savings Bank in June 1908. At the time of the merger, officers were Charles H. Keck, president; Carl M. Keck, Frank Stewart, and Ira Sproull (married Minnie Keck, sister of Charles), vice-presidents; and Frank R. Sage, cashier.<sup>88</sup>

The strong residential growth noted at the end of the 19<sup>th</sup> century continued into the first years of the 20<sup>th</sup> century. In February 1900, the *Evening Journal* reported that prospects were good for building in 1900, with the workmen here having all they can possibly do each year of late. Washington was noted by local residents and visitors for its steady and healthy growth.<sup>89</sup> Fine new residences were noted as near completion on E. Washington by November, including three that were "especially fine and have all modern conveniences."<sup>90</sup> In January 1901, the *Evening Journal* reported that "The buildings and homes that have been completed the past year are modern and a credit to architect and owner." Washington was in the midst of good, substantial growth, with contractors all expecting to be busy again in spring. Over 30 residents with new houses under construction were listed in the article.<sup>91</sup> Win Smouse & Co continued their efforts in this period to develop his new additions, noting that many new homes had been built in Highland Park, Columbian Addition, and North Side Addition, with room for many more.<sup>92</sup> The houses built in 1901 were noted as nearly all having the late and modern improvements. They also showed "taste and variety in architecture."<sup>93</sup> In December 1902, the newspaper reported that residence building in the last year was not as extensive as the year previous. However, building in Washington in the last few years "has shown a decided improvement over former years in architectural design." Overall, the exterior has been made plainer and therefore more lasting, with modern conveniences on the interior including the latest in heating and light fixtures. Additionally, "nearly all the lots within four and five blocks from the square are now occupied with good residences." Increased density was also noted elsewhere: "While the south and west parts of the city are already well built up, these portions are now more densely settled than ever before."<sup>94</sup> The increasing demand for lots in these neighborhoods led to the subdivision of larger estate properties in this period, such as the plat for Keck's Subdivision in the Western Addition filed on November 7, 1902. The plat subdivided Joseph Keck's former property into 14 lots, including his brick house on the large corner lot.

<sup>85</sup> Burrell 1909, Vol. 1: 313, 317

<sup>86</sup> Burrell 1909, Vol. 1: 364

<sup>87</sup> Burrell 1909, Vol. 1: 359

<sup>88</sup> Burrell 1909, Vol. 1: 372

<sup>89</sup> "Prospects Are Good," *Evening Journal*, February 1, 1900, 2

<sup>90</sup> "Local Events," *Gazette*, November 2, 1900, 8

<sup>91</sup> "A City of New Homes!" *Evening Journal*, January 18, 1901, 2

<sup>92</sup> "Win Smouse & Co," *Evening Journal*, January 18, 1901, 2

<sup>93</sup> "New Residences the Past Year," *Evening Journal*, January 2, 1902, 2

<sup>94</sup> "Recent Improvements," *Evening Journal*, December 23, 1902, 3

West Side Residential Historic District

Name of Property

Washington County, Iowa

County and State

While Queen Anne houses continued to be built throughout the first decade of the 20<sup>th</sup> century, the shifting architectural tastes to simpler houses promoted the Foursquare style and revival styles such as the Colonial Revival and Classical Revival. A handful of smaller Victorian vernacular cottages were built into the first decade of the 20<sup>th</sup> century as well. In the period from 1900 to 1909, 25 houses were built in the West Side Residential Historic District, including 16 built from 1900 to 1904 and nine built from 1905 to 1909. Large homes continued to be built in this neighborhood by successful businessmen and professionals. Simpler Queen Anne houses included a hip-roof form with projecting gable-roof sections on two or three sides, such as the house built at 618 W. Main Street to replace the older Coxe house (Map #129; Iowa #92-00784). This house, as well as three others on the west side, were highlighted in the December 1902 article: "In the vicinity of Sunset Park, Daniel Wilde has just completed one of the handsomest little cottages in town. On West Washington, Harry Montgomery has just handsomely furnished and moved into his new frame dwelling. A modern home was erected by William Fulton on West Main street, where he and family are now cozily located. The old Dr. J.C.W. Coxe property off West Main street has been torn down and in its stead Frank Swift is finishing up a large and comfortable dwelling house."<sup>95</sup> The house of Daniel Wilde was built at 209 S. Avenue F on the west edge of the neighborhood at the corner with W. Washington and just north of James Work's Queen Anne house built in 1895 (Map #86; Iowa #92-00431). Thus, the development of Sunset Park likely attracted some additional housing development in this area in this period.

Paving improvements were also the focus of the first few years of the 20<sup>th</sup> century. The first cement walks replaced board walks around the square in 1900 by George Carlin of Oskaloosa. They were extended in spring 1901 by local contractor J.J. McKeone.<sup>96</sup> In April 1902, the city park commissioners hired local concrete contractor J.J. McKeone to build diagonal concrete walks through Central Park.<sup>97</sup> The park commissioners only had Central Park under their care at this time, the only municipal park. C.C. Cunningham was elected as the new park commissioner in March 1903, joining L.D. Robinson and S.B. Dewey. The Citizens Improvement ticket won throughout the seats in the election, indicating clear support of the residents for paving projects. The measure to provide a one half mill park fund tax for three years also carried in the election.<sup>98</sup> At the first city council meeting after the election, a resolution was proposed to pave the streets around the square (Central Park) with brick, a project that was then completed later in the year.<sup>99</sup> Private property owners contracted for curbs and sidewalks for their properties throughout 1903. On October 14, 1903, the *Journal* noted that concrete walks are to be poured in the West Side Residential Historic District in front of Dr. Dewey's house (403 W. Washington, Map #56), with Moore (321 W. Washington, Map #54), Harwood (315 W. Washington, Map #53), Crail (309 W. Washington, Map #52), and Burroughs (305 W. Washington, demo) to then follow suite.<sup>100</sup> When the sidewalk was completed, it was the longest continuous stretch of concrete sidewalk in the city, almost two blocks in length. Over the winter and into spring 1904, additional resolutions were passed for brick paving on streets on each block in every direction from the square. Brick paving was then completed on these blocks over the 1904 season. Concrete block also started being utilized locally in this period for foundations, with J.J. McKeone advertising all kinds of concrete masonry, hollow concrete building blocks, concrete foundations, cement walks, curbing, cellar floors, steps, window sills, water tables, coping, Portland cement, and pre-made sidewalk blocks in May 1904.<sup>101</sup>

The future of Sunset Park was determined in 1904 when efforts were successful to make it a municipal park. An article on April 14, 1904 in the *Evening Journal* notes that the original agreement with the owners of the land included the annual rental fee and a clause to purchase the land for \$5,000. The park association had successfully paid their \$300 rent in each of the first two years, but they had issues collecting membership fees

<sup>95</sup> "Recent Improvements," *Evening Journal*, December 23, 1902, 3

<sup>96</sup> Burrell 1909, Vol. 1: 405

<sup>97</sup> "Park Commissioner," *Evening Journal*, April 1, 1902, 4

<sup>98</sup> "Paving and Taxation," *Evening Journal*, March 20, 1903, 5

<sup>99</sup> "New City Year Begun Last Night," *Evening Journal*, April 7, 1903, 2

<sup>100</sup> "Cement Walks," *Washington Journal*, October 14, 1903

<sup>101</sup> *Washington Journal*, May 11, 1904, 2



West Side Residential Historic District

Name of Property

Washington County, Iowa

County and State

in the subsequent two years. By this time, the grounds were noted as well planted with trees, a pavilion had been built, and a deep well with windmill installed. While there were residents that wished for funds for a city park to be directed towards other locations in the town, "this spot seems to be an available one which is conveniently located and possess naturally some features which are required in a place of that kind." Additionally, the late Will Graham had deeded the drive/street through his property to connect the west corner of the park with W. Main Street with the provision that the grounds be used for park purposes. An anonymous citizen had pledged \$3,000 towards the purchase of Sunset Park, provided that the residents of Washington would raise the other \$2,000.<sup>102</sup> Efforts to raise the necessary funds by the end of April were followed and promoted by the editor of the *Evening Journal*, asserting that "public parks are a necessity in towns the size of this one and with the prospect for growth the necessity seems to be a growing one."<sup>103</sup> Later history notes that Frank Stewart (603 W. Washington, Map #80) led the efforts to raise the money to purchase the land. As secretary of the park association, he was aware of its financial challenges, and he had appealed to long-time friend Abijah Savage to ensure the future of Sunset Park.<sup>104</sup> Abijah Savage was a prosperous farmer with no heirs, who retired and moved into Washington in the 1890s. He lived across from the south side of the park (803 W. South (Madison) in the 1894 city directory) with his wife until she died in 1903. His obituary in 1914 noted that he and his wife enjoyed Sunset Park, and they conceived of the idea of acquiring the land to deed it to the city for a public park.<sup>105</sup> He pledged \$3,000 towards the purchase. The remainder of the money was successfully raised by the end of April. Abijah Savage then purchased the land associated with Sunset Park.

On May 5, 1904, Abijah Savage attended the city council meeting to propose gifting the park land to the city, as promised. The land included Block 2 in South West Washington except a strip of land (132') on the east side; Out Lots 2, 3, and 4 in South West Washington; and Out Lots 1, 2, and 3 in the Addition to South West Washington and vacated streets (Figure 13). He also had made arrangements with the Washington Park Association, occupying the land for park purposes, for transfer of their rights and improvements to the City. The gift included three clauses: the property would only be used for park purposes; it would be accessible at all times to the public without charge or discrimination subject to the regulations of the Park Commissioners; and the City would maintain the park in a manner suitable to the above purposes. The park land would revert to a designated person, if the City failed to maintain it as a public park and perform its obligations accordingly. Councilman J.D. Glasgow (215 S. Avenue C, Map #22) noted that the "city was indebted to Mr. Savage and the other citizens who have been the donors of such a magnificent gift to the public of Washington." Mayor Amos N. Alberson (414 W. Main, Map #103) appointed councilmen Glasgow, Keck, and Miller as committee to frame a suitable expression of gratitude of the city to the donors of the park.<sup>106</sup> Later history notes that a five-foot granite boulder was uncovered during a sewer project, and it was used as a memorial to Abijah Savage for his donation. A bronze plaque was added to the boulder through the efforts of Mrs. H.M. Eicher, and it was placed in the park prior to 1913.<sup>107</sup> It remains in place near the center of the historic core of Sunset Park (Map #150-B1).

<sup>102</sup> "Will Give \$3,000 Toward the Purchase of Sunset Park if Citizens will Raise \$2000 More," *Evening Journal*, April 14, 1904, 2

<sup>103</sup> "Sunset Park," *Evening Journal*, April 28, 1904, 3. On April 20, the *Evening Journal* reported that \$1,200 of the additional \$2,000 had been raised, with some of the original park association members pledging their 20-year dues towards the effort.<sup>103</sup> On April 22, an article noted that if the original subscribers would pay their dues from the last few years, then enough money would be raised to meet the goal. By April 28, only \$250 was left to be raised, and the editor hoped that residents would not let this opportunity to acquire a city park slip by ("The Sunset Park," *Evening Journal*, April 20, 1904, 4; "Sunset Park Fund," *Evening Journal*, April 22, 1904, 3)

<sup>104</sup> "Frank Stewart and Sunset Park," *Evening Journal*, April 3, 1926, page 8

<sup>105</sup> "Death of Abijah Savage," *Democrat*, September 23, 1914, 1

<sup>106</sup> "Meeting of City Council," *Evening Journal*, May 6, 1904, 5-6

<sup>107</sup> "Washington's Beautiful Parks," *Evening Journal*, April 26, 1913, 9; "Washington's Real Beauty Spot: Sunset Park," *Democrat-Independent*, February 23, 1933, 3

West Side Residential Historic District

Washington County, Iowa

Name of Property

County and State

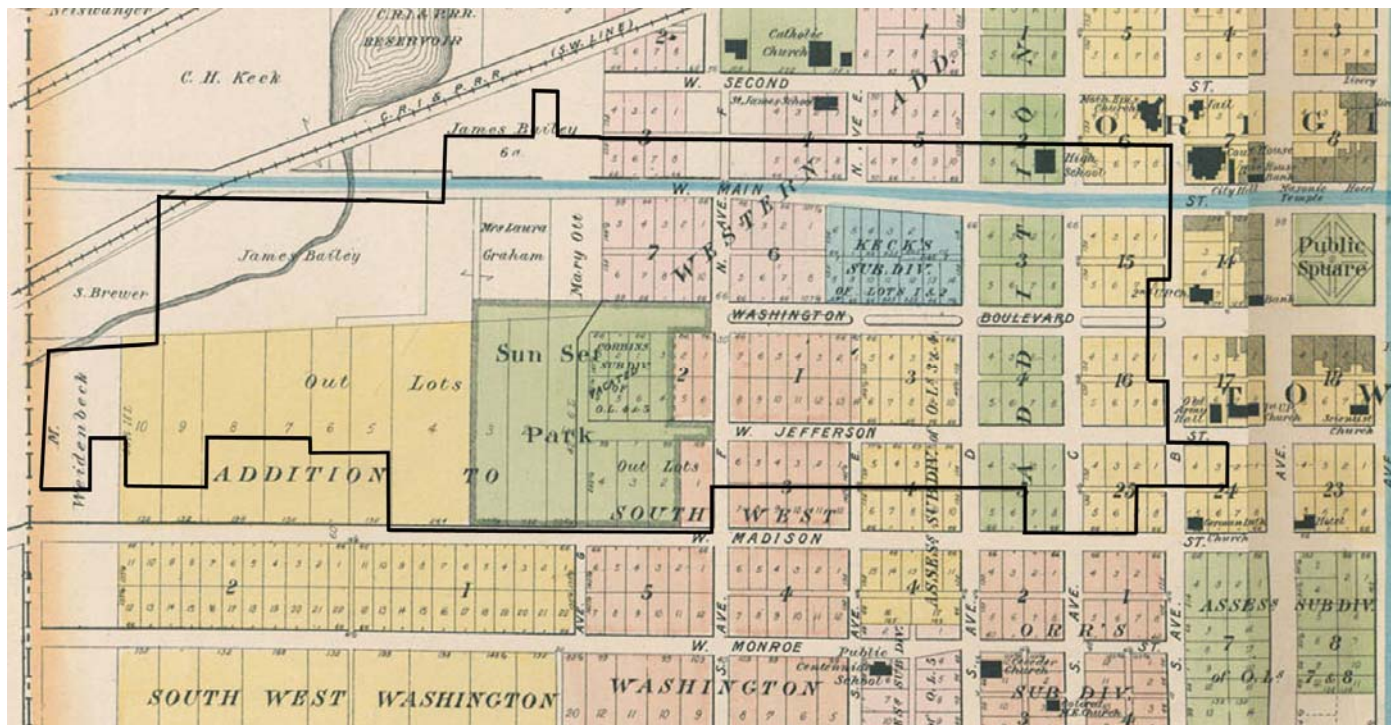


Figure 13. 1906 map of Washington, with historic district boundary indicated (Iowa Publishing Co 1906, McCarley 2017).

Paving and sidewalk improvements continued over the next few years. The Citizens Improvement candidates again won the slate of elected officials in March 1905, including incumbent mayor Amos N. Alberson. The three-seat park commission had one seat open for a six-year term, and it was won by Frank Stewart (603 W. Washington Blvd, Map #80), placing him an elected city position to continue improvements at Sunset Park. He joined S.B. Dewey and C.C. Cunningham as park commissioner on April 1, 1905.<sup>108</sup> With assessments on the earlier blocks of paving being paid, the city council moved forward with the first new paving resolution in two years on April 16, 1906. Paving resolution No. 9 proposed grading, parking, curbing, and paving the portion of West Washington Street from Avenue B at the west edge of the downtown brick paving to the east boundary of Avenue F at the entry to Sunset Park (all blocks through the West Side Residential Historic District). This part of W. Washington Street was designated as a boulevard, with 23 feet of “parking” in the middle and 20 feet of brick paving on either side. Plans per William H. Kimball, consulting engineer of Davenport, including specifications on the grading, crushed stone base, two sand base, and installation of vitrified repressed paving brick. Concrete curbs were specified as well, with all work to be completed in 1906.<sup>109</sup> The resolution was officially approved at the meeting on May 10, 1906, and a notice for bids published.<sup>110</sup> The contract was awarded to Magden and Sheely of Des Moines on May 30, and work began in July.<sup>111</sup> Meanwhile, work continued at Sunset Park, with the *Evening Journal* noting in June: “Sunset park is getting to be one of the prettiest little places in this city. Many improvements are being made, seats are being built and grass trimmed. It is a pretty little spot, and is growing quite popular. It is so handy that every day parties are holding picnics under the shade of the big trees. When the paving is completed on West Washington street, this will be the popular drive in the city, and Sunset park, lying at the foot of the street, will be even more popular than it is now.”<sup>112</sup>

<sup>108</sup> “Meeting of the City Council,” *Evening Journal*, April 4, 1905, 6

<sup>109</sup> “To Do More Paving,” *Evening Journal*, April 17, 1906, 5; “Notice,” *Evening Journal*, April 17, 1906, 5

<sup>110</sup> “Paving Resolution No. 9,” *Evening Journal*, May 11, 1906, 5

<sup>111</sup> “Let Paving Contract,” *Evening Journal*, May 29, 1906, 4; *Evening Journal*, July 6, 1906, 5

<sup>112</sup> “Down at Sunset,” *Evening Journal*, June 6, 1906, 2

West Side Residential Historic District

Name of Property

Washington County, Iowa

County and State

Magden and Sheely started work on the grading and curbs for W. Washington Boulevard in July, while finishing a large sewer project for the city. When that project wrapped up in early October, they focused their attention on finishing the grading and curbs, moving forward with brick paving in November.<sup>113</sup> By the middle of November, brick was laid on the far west block, and J.J. McKeone was working on the concrete crossings.<sup>114</sup> The brick paving was finished on the afternoon of December 8, 1906 after eight weeks of solid work, with tar filling installed between the brick. Cold weather prevented McKeone from completing all the crossings, with work completed in spring.<sup>115</sup> Both single and double/shared concrete driveways were also installed as requested, with property owners paying an additional assessment for the extra work. W. Washington Boulevard remains as a boulevard with brick paving in the historic district currently (Map #149). The development of the boulevard plantings took time, but the popularity of the street as the drive to Sunset Park was immediate. Burrell wrote in 1909: “the center of that was street boulevarded, or an island of grass, trees, dandelions, and other choice weeds was washed by brick on either flank.” With the improvement, the result was “such a stimulus to driving, automobiling, promenading! Gospel Ridge used to be a silent street, shaded by giant elms....it was like a deserted village, but now the honk-honk and smoke and smell of mobiles keep us alert as a pitcherful of Egyptian vipers.”<sup>116</sup>

The map of Washington published in 1906 shows the extent of the platted additions and city limits for Washington by this date (Figure 14). No large new additions had been platted since Smouse’s last addition in 1898, and the overall size of the city is similar to that depicted on the 1894 map. Additionally, only two subdivisions of larger property were made in the early 1900s, Keck’s Subdivision (14 lots) in Western Addition in November 1902 and Cunningham and Knupp Addition (18 lots) on the former land of A. Harvey and Phillip Grassell on the east side in February 1903. The property to the northeast of this addition would then be subdivided and platted as Smith’s Addition in February 1909. These new lots in the Keck’s Subdivision in the West Side Residential Historic District are depicted on the map, as well as the “park” in the center of the four blocks on W. Washington Boulevard (Figure 13). Only one additional plat was filed by 1910, subdividing the property west of Western Addition and the railroad tracks as Northwest Addition in December 1909. Overall, the land added to Washington through the numerous original additions in the 1850s and further additions in the 1880s-1890s provided ample space for additional construction over the next decades. The map depicts Sunset Park overlaid on the previous additions on the western edge of Washington, with additional platted but undeveloped land yet to its west. Win Smouse’s park in the northeast corner of Highland Park addition is also depicted on the map, developed with a large lake complete with an island. Churches are generally located within the original town plat within a couple blocks of the square, with the exception of St. James Catholic on W. Main, the Seceder Church on S. Avenue D, and the African Methodist Episcopal church on S. Avenue C.

While physical growth was limited, several manufacturing interests began in the first decade of the 20<sup>th</sup> century that would sustain the economy of Washington into the middle of the 20<sup>th</sup> century. In 1903, Hugh McCleery began manufacturing calendars in the basement of his new home at 615 E. Main St, a business that would grow to a building on his lot and then to a large factory by 1924.<sup>117</sup> In 1905, the Washington Manufacturing Company was organized by Frank Stewart with \$25,000 capital. Initial directors were Winfield Smouse, president; William A. Cook, vice president; Carl M. Keck, secretary, and Frank Stewart, treasurer and manager – the latter three residents in the West Side Residential Historic District. They manufactured wagon boxes, shoveling boards, and barn floor scrapers.<sup>118</sup> In 1907, F.B. Mills & Company of Syracuse, New York built a three-story brick building north of the railroad tracks in the northeast section of town as well that served as their

<sup>113</sup> *Evening Journal*, July 6, 1906, 5; “Big Sewer Finished,” *Evening Journal*, October 4, 1906, 2

<sup>114</sup> “Paving Nears Completion,” *Evening Journal*, November 19, 1906, 2

<sup>115</sup> “Paving is Completed,” *Evening Journal*, December 8, 1906, 2

<sup>116</sup> Burrell 1909, Vol. 1: 425

<sup>117</sup> “Recent Improvements,” *Evening Journal*, December 23, 1902, 3; Fisher 1978: 113

<sup>118</sup> Burrell 1909, Vol. 1: 429



West Side Residential Historic District  
Name of Property

Washington County, Iowa  
County and State

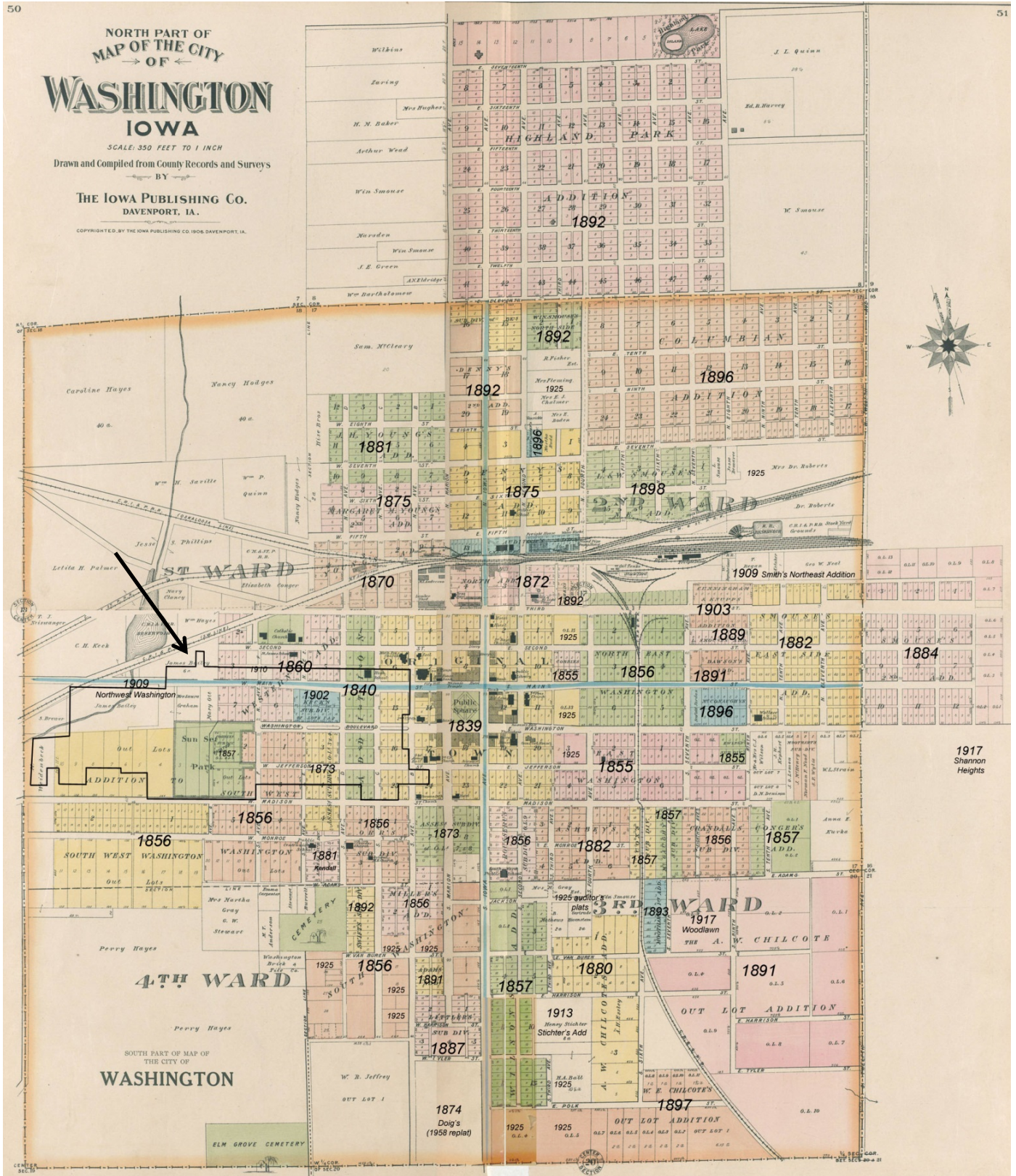


Figure 14. 1906 map of Washington, with plat dates overlaid (Iowa Publishing Co 1906, McCarley 2015).

West Side Residential Historic District

Name of Property

Washington County, Iowa

County and State

branch seed house and western distribution point. One impact of the mail-order seed business on Washington was the later construction of a larger post office in 1916.<sup>119</sup> In the old pipe organ building near the Washington Manufacturing Company, the American Pearl Button Company started business in Washington in 1908, partnering with Fred Giesler of Muscatine. Local directors were Frank Stewart, president and manager, Fred Giesler, vice president; Charles H. Keck, treasurer; and H.A. Pauls, secretary (both Stewart and Keck lived in the west side neighborhood). By 1909, they employed 70-100 annually to manufacture pearl buttons from mussel shells from the Mississippi and other rivers.<sup>120</sup> Telephone service locally was upgraded in 1907 with increased stock and extensive improvements by the Washington Telephone Company that rebuilt the entire system. By 1909, over 1,600 customers were served in Washington, with exchanges in Brighton, Riverside, Kalona, West Chester, Olds, Haskins, Wayland/Coppock, Ainsworth, Wellman, Keota, and Richland.<sup>121</sup> L.D. Robinson and several other directors likewise lived in the West Side Residential Historic District.

The park commissioners were active through this period in their efforts to improve Sunset Park. At the March 1907 election, a measure was included on the ballot to renew the levy for the park tax. The current half mil tax was expiring, and the commissioners requested an increase to three-quarters mil to cover maintenance on Central Park and now also Sunset Park.<sup>122</sup> Sunset Park was noted as one of the prettiest park of its kind in this part of the state, and it was becoming a source of pride for people in the city.<sup>123</sup> Expenses in 1906 included paying J.E. Gault for the care of the parks, including grading and hauling dirt, mowing grass in Sunset Park, and planting trees. The increase was noted to simply cover the cost of maintenance of the two parks – not any particular improvements.<sup>124</sup> The measure passed at the election, which also resulted in the election of Charles Deuel as park commissioner.<sup>125</sup> He was listed as a “nurseryman” in the 1903 city directory, and he would continue to serve as park commissioner until 1929. He joined Frank Stewart (603 W. Washington, Map #80) on the park board, who had been elected in 1905 and would serve until his death in 1925. In March 1909, William A. Cook (315 W. Main St, Map #100) replaced C.C. Cunningham on the park board, and he would likewise serve with a brief hiatus until his death in 1931.<sup>126</sup> Thus, these three men were the ones largely associated with improvements in Sunset Park over the next two decades. Long-time resident Don Ross later recalling that in the early days of Sunset Park before the roads were paved, Frank Stewart had the roads surfaced with crushed shells from his button factory, which some claimed were hard on their tires.<sup>127</sup> In May 1909, Sunset Park was recognized as beautified by the planting of new trees, the building of pretty walks and flower beds, the placing of seats over the grounds, the construction of rustic bridges, a band stand, and swings and settees. It was predicted to someday be one of the greatest comforts in town. It was a perpetual monument to Abijah Savage and the late Will Graham – Savage donated the park proper and Graham deeded a nice addition to it (northwest corner for drive).<sup>128</sup>

After a few slower years, construction of buildings again picked up in the latter years of the first decade of the 20<sup>th</sup> century. In April 1908, the *Evening Journal* reported that there were prospects for an unusually busy spring and summer for carpenters, cement men, and lumber dealers of this city and vicinity. A number of residences and barns were planned in town, with considerable building also in the country. The price of pine lumber had decreased since the previous fall, with those planning to build encouraged to plan to buy lumber before

<sup>119</sup> Burrell 1909, Vol. 1: 423

<sup>120</sup> Burrell 1909, Vol. 1: 430

<sup>121</sup> Burrell 1909, Vol. 1: 422

<sup>122</sup> The **mill** rate, also referred to as the millage rate, is calculated per \$1,000 of the assessed value of property, which is used to calculate the amount of property tax. One **mill** is equal to 1/1,000th of a currency unit.

<sup>123</sup> “To Increase Park Tax Fund,” *Evening Journal*, February 19, 1907, 4

<sup>124</sup> “Park Commission Statement,” *Evening Journal*, March 18, 1907, 4; “About the Park Tax,” *Evening Journal*, March 22, 1907, 5)

<sup>125</sup> “The City Election,” *Evening Journal*, March 26, 1907, 2

<sup>126</sup> William A. Cook served out his first six year term through early 1915, and Wilbur A. Miller was elected to replace him. However, he died in December 1918 before serving his full term, and William A. Cook was then elected for the remainder of his term in March 1919. He was then reelected as park commissioner in 1921 and 1927, serving until his death in 1931.

<sup>127</sup> “Ramblings,” *Evening Journal*, August 28, 1954, 5

<sup>128</sup> “Ought to be Policed,” *Evening Journal*, May 25, 1909, 5

West Side Residential Historic District

Name of Property

Washington County, Iowa

County and State

summer.<sup>129</sup> In July 1909, the *Evening Journal* noted that carpenters and contractors were busy this year and full for the season. Several new houses under construction were listed, and a demand for rental houses in the last year was noted. Overall, the increased construction indicated the prosperity of the community.<sup>130</sup> The eight houses built in the West Side Residential Historic District continue to reflect the attraction of the neighborhood – perhaps even more so with Sunset Park – for successful and prominent residents of Washington. The houses were located throughout the neighborhood, though four of the houses were built on lots subdivided from the former Joseph Keck property. Three of the houses were built for doctors, including Dr. Emmett T. and Sarah Wickham (c.1905 Colonial Revival, 403 W. Washington Blvd, Map #56), Dr. Gerhard H. and Sophia Eiskamp (c.1905 Queen Anne, 415 W. Main St, Map #107, and Dr. William E. and Myrtle Anderson (1909 Foursquare/Queen Anne, 516 W. Washington Blvd, Map #72). The Shingle style house at 317 W. Jefferson was built around 1909 for Thomas J. and Jeannette McElhinney, owner of both McElhinney Drug Company and McElhinney Furniture (Map #11, Iowa #92-00421). Two houses were built for bankers, Ira M. Sproull (c.1907 Foursquare, 523 W. Main, Map #118) and Charles H. Pauls (c.1909 gable-front, 529 W. Main, Map #119). One house was built for retired farmer Wesley and Mary Smith (602 W. Washington Blvd, Map #75). The first bungalow built in the neighborhood was constructed in summer-fall 1909 for Mrs. Mary A. Hollingsworth at 611 W. Washington Blvd, replacing the earlier family home on the site that was destroyed by fire (Map #81; Iowa #92-00378). The earlier home of Joseph Keck at 504 W. Washington was converted for use as Pleasant View Sanitarium in February 1907, operated as a hospital here for a few years before the building returned to use as a residence.<sup>131</sup> Thus, by 1909, 75 of the 148 houses in the West Side Residential Historic District had been constructed. The majority of the houses were two-story, frame homes.

Per Howard Burrell in the 1909 *History of Washington County*, “commercial travelers and visitors say [Washington] is one of the prettiest little cities in Iowa,” and it “is, indeed, a comfortable place to live in.”<sup>132</sup> The town consisted of one-and-one-half square miles, centered on the original town plat and the public square. The square included green grass, healthy trees, fountains, music stand for the band, iron seats, broad cement walks, circle of flowers by Elmer Keck (greenhouses and florist), and electric lights. Sunset Park was located four or five blocks west of the square down W. Washington Blvd, “just beyond Gospel Ridge and its big elms and pious habitants.” It was 12 acres, with about eight maintained through mowing. The park included ample shade from trees, velvet green grass, pure water, electric lights, and plenty of space for residents and visitors to picnic, promenade, lounge, ogle, flirt, and be joyous. Highland Park had been laid out by Winfield Smouse on the north side of town, with a note that it was currently quite far out. As the city continued to grow in that direction, it would be a charming breathing space for part of population.<sup>133</sup> The town was served by good schools, including the High School on W. Main, South School, Wallace School, Centennial School, Heights School, and Kindergarten.<sup>134</sup> Washington Academy also operated in town.<sup>135</sup> The town was served by ten churches and two hospitals, and it was protected by 75 hydrants. Banking interests included the Citizens Savings Bank, Washington National Bank, Washington County Savings Bank, and Farmers & Merchants State Bank of Washington.<sup>136</sup>

<sup>129</sup> “Spring Building,” *Evening Journal*, April 9, 1908, 6

<sup>130</sup> “Some Building This Year,” *Evening Journal*, July 8, 1909, 8

<sup>131</sup> City directories, Fisher 1978: 442

<sup>132</sup> Burrell 1909, Vol. 1: 438

<sup>133</sup> Burrell 1909, Vol. 1: 433, 438

<sup>134</sup> Burrell 1909, Vol. 1: 424

<sup>135</sup> Burrell 1909, Vol. 1: 288

<sup>136</sup> Burrell 1909, Vol. 1: 374



West Side Residential Historic District  
Name of Property

Washington County, Iowa  
County and State

### ***Residential Development in the First Half of the 20<sup>th</sup> Century, 1910-1945***

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 20<sup>th</sup> century. However, population continued to grow slowly through this period. The population of Washington had grown from 4,255 in 1900 only to 4,380 in 1910, and it 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. 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. With economic conditions poor across the country in the 1930s, smaller homes were constructed. Tudor Revival houses were built through the 1930s in Washington, as well as simple side-gable minimal traditional houses. A renewed effort at community growth and improvements in the late 1930s led to new development in this period, as well as projects making use of federal programs such as W.P.A. labor. The population of Washington through the 1930s grew to 5,227 residents in 1940, likely a combination of rural residents moving into the town and some community recovery. World War II restricted further development in the early 1940s, with Washington then poised for additional growth in the post-war years.

#### *New trends in residential development, 1910-1929*

The *Evening Journal* reported in March 1910 that while the previous year was a good year for building, this year was anticipated to be better, with contractors already booked for many months. Residents “will see many new modern residences added to the already large number of which the city can boast.”<sup>137</sup> Contractor J.F. Simpson was in the process of building a new Foursquare house on W. Main (as well as a carpentry shop on his lot) (Figure 15) (509 W. Main, Map #116; Iowa #92-00405). New homes were noted to be in progress for Charles H. Keck on W. Main (bungalow, 515 W. Main, Map #117, Iowa #92-00406), J.F. McNamera on E. Jefferson (also new barn), W.A. Shannon on the Heights, John Swisher on E. Washington, Fred Hammes (replacing one destroyed by fire), and Will Townsley on W. Madison. Several other residents were noted as remodeling homes or building barns, including George Peck remodeling the old Joseph Keck house and building a new barn on the property (504 W. Washington Blvd, Map #70, Iowa #92-00179). A new building type was also referenced. On W. Washington, banker Charles H. Keck was building a new 18 by 24-foot “automobile house” behind his house (410 W. Washington Blvd, Map #61; Iowa #92-00405). Another “automobile house” was being built jointly for O.K. Clapper and W.M. Keeley at the rear of their lot on W. Washington (business block at 208 W. Washington).<sup>138</sup> Several large construction projects were undertaken in Washington over the next few years. In 1910, plans were approved to build a county hospital, the first county in Iowa to authorize construction under the new law permitting county funds to be used. Construction spanned from 1911-12, with the formal opening on July 15, 1912.<sup>139</sup> This construction enhanced Washington as a place to retired farmers to live, and it contributed to the rise of the aspect of Washington’s history over the next few decades. Other projects in town in 1912 included the Methodist church, Washington National Bank, Farmers & Merchants State Bank, and Sidney S. Smith & Co garage and armory.<sup>140</sup>

<sup>137</sup> “Is Much Building,” *Evening Journal*, March 29, 1910, 4

<sup>138</sup> “Is Much Building,” *Evening Journal*, March 29, 1910, 4

<sup>139</sup> Fisher 1978: 444

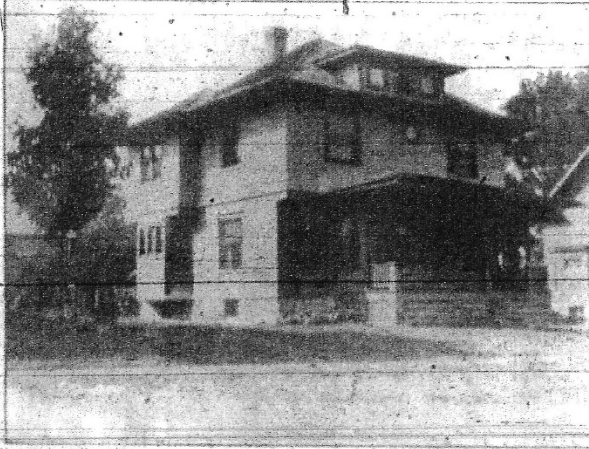
<sup>140</sup> “Building in 1912,” *Evening Journal*, April 26, 1913, 1; “Good Prospect for Building This Year,” *Evening Journal*, April 25, 1912, 7

West Side Residential Historic District  
Name of Property

Washington County, Iowa  
County and State

**J. F. SIMPSON**

**CONTRACTOR AND BUILDER**



We carry a full line of builders hardware, paints and oils. We are prepared to furnish plans, specifications, and estimates on all kinds of buildings on short notice. Our workmen are competent and sufficient in number to take care of our work speedily. Address

509 WEST MAIN ST **J. F. SIMPSON** PHONE 288 BLACK

Figure 15. Ad for contractor J.F. Simpson showing his new house at 509 W Main (*Evening Journal*, April 26, 1913, 2).

The 1910-11 city directory for Washington is the earliest known directory to include business listings for Washington. The directory appears to be exhaustive in its list, perhaps more so than later city or telephone directories. Contractors, both large and small, are listed in the directory, and the large number likely also reflects the amount of building activity occurring in Washington at the time. A total of 17 general carpenters/contractors were listed, as well as three masonry contractors and six cement/concrete contractors.<sup>141</sup> A number of painting contractors were also listed, including decorators C.N. Dodder & Son.

<sup>141</sup> A total of 17 general carpenter/contractors were listed: M.M. Anderson (328 E. Jefferson), F.H. Bradford & Son (715 E. Harrison), W.T. Carpenter (621 Adams), Harvey Carter (421 E. 2<sup>nd</sup> Street), Frank Edworthy (314 N. Avenue C), W.Q. Hays (731 S. Avenue B), W.F. Jacobs (823 S. 3<sup>rd</sup> Ave), A.N. Keister (420 W. 5<sup>th</sup> St), C.J. Latchet (224 S. Marion Ave), J.L. Lohberger (515 N. Avenue C), F.B. McClellan (224 S. Marion Ave), J.A. McCutcheon (825 N. Marion Ave), Harry Shrader (219 S. Avenue C), J.F. Simpson (403 W. Main), M.Y. Wallace (320 E. Madison), John Williams (523 S. Marion), and J.M. Williams (500 S. Avenue B). W.R. McCutcheon is listed separately as a cabinet maker (306 W. Madison). Masonry contractors included William Bongert (220 ½ S. Iowa Ave), L.R. Davis (510 S. Marion Ave), and Frank Ferguson (1002 N. 6<sup>th</sup> Ave), while cement/concrete contractors included R.M. Boileau (413 S. 6<sup>th</sup> Avenue),



West Side Residential Historic District

Name of Property

Washington County, Iowa

County and State

R.G. McChesney is listed as a house mover. Lumber was supplied locally by Bowman & Knupp (301 N. Iowa Ave), Pauls Lumber Co (316 N. 4<sup>th</sup> Ave), and A.H. Wallace & Son (301 N. Marion). Washington Brick and Tile Works, now managed by C.W. Long, supplied brick and tile (801 S. Avenue D). J.J. McKeone (509 N. 6<sup>th</sup> Ave) and Tobias Minick (N. Avenue C) were listed as cement block manufacturers. Building materials, coal, wood, lime/cement, etc. were supplied locally by H.A. Baxter (601 E. 3<sup>rd</sup> St) and John Shields & Son (407 N. Marion Ave).

Several projects were undertaken by the park commissioners in the early 1910s to improve conditions for usage at Sunset Park and Central Park. In 1910, both parks had lights strung from wires, and a project was undertaken in August to install new lights on poles. One pole was placed at each gate in Central Park, and 12 light poles were disbursed throughout Sunset Park. The 12-foot poles were placed on a concrete foundation, and the poles were solid iron with a cross bar at the top for a larger center light and two smaller side lights. Tungsten lights were installed, the best and latest system of lighting. An article on the lights noted that most cities were replacing lights on wires with lights on posts, and the city may make the improvement for the town in general in the near future.<sup>142</sup> Brick paving projects also continued in other sections of town in this period, with the small section of Avenue F paved at its intersection with W. Washington to connect the brick paving to the entrance to Sunset Park.<sup>143</sup> Proposals were then received in the office of Frank Stewart, secretary for the park commissioners, in July 1911 for paving the drive into Sunset Park from W. Washington and Avenue F with concrete for a distance of approximately 300 or 400 feet.<sup>144</sup> Interestingly, Charles Deuel, park commissioner, was also noted as president of the state horticultural association in November 1911, attending the state meeting in Cedar Rapids along with former commissioner Seneca B. Dewey.<sup>145</sup> In November 1911, the same new lights on poles from Central Park and Sunset Park were installed along W. Washington to "effectively blaze the way" from one park to the other (Map #149). The installation improved the beauty of the drive, and the newspaper editor hoped that the system of lighting would be installed throughout the city.<sup>146</sup> Additional concrete paving was undertaken in Sunset Park in fall 1912, as J.J. McKeone and a force of men laid about 400 yards of concrete road in the southwest corner of the park.<sup>147</sup> Thus, Sunset Park was directly connected to the West Side Residential Historic District in this period, and both led the way in improvements in the city in this period, likely through the efforts of the prominent residents of the neighborhood.

Development of another type occurred in Sunset Park with the move of the Alexander and Mary Young Log House from a farm in Cedar Township to Sunset Park (Map #150-D2; Iowa #92-00160). Interestingly, the original design for Sunset Park called for a log cabin in the park, though the location was different than the final site selected for this log house. In 1911, Robert H. Young was the last of this branch of the Alexander and Mary Young family from Cedar Township remaining, and he reached an agreement in October 1911 with the Daughters of the American Revolution (D.A.R.) to donate the old log house on his property to them and have them move it to Sunset Park for historical and educational purposes.<sup>148</sup> Alex Miller wrote a column in 1926 for the Anniversary Edition of the *Washington Journal* in which he describes how the Young log house came to be moved, and he notes that due to the construction with hewn logs and the overall two-story size that the building was properly referred to as a log house, not a log cabin.<sup>149</sup> The log house was disassembled in January 1912 by Charles Deuel and Alex Miller, with pieces numbered and moved to Sunset Park to be preserved as a relic of

---

F.H. Bradford & Son (715 E. Harrison), A. Horsey (444 S. 7<sup>th</sup> Ave), J.J. McKeone (509 N. 6<sup>th</sup> Ave), T. Minnick & Son (401 N. Avenue C), Spencer Bros (414 S. 7<sup>th</sup> Ave).

<sup>142</sup> "New Park Lights," *Evening Journal*, August 5, 1910, 6

<sup>143</sup> "Paving is Finished," *Evening Journal*, October 25, 1910, 7

<sup>144</sup> *Evening Journal*, July 15, 1911, 4

<sup>145</sup> *Evening Journal*, November 21, 1911, 5

<sup>146</sup> *Evening Journal*, November 21, 1911, 5

<sup>147</sup> *Evening Journal*, October 10, 1912, 5

<sup>148</sup> "To Bring Cabin to Sunset Soon," *Evening Journal*, October 10, 1911, 3; "Robert H. Young Died Last Evening," *Evening Journal*, January 16, 1912, 7

<sup>149</sup> *Evening Journal*, April 3, 1926, 8

West Side Residential Historic District

Name of Property

Washington County, Iowa

County and State

Iowa's pioneer days.<sup>150</sup> When the weather improved in spring, a foundation was poured, and the log cabin was rebuilt on its new site on a hill in the southwest corner of the park, facing W. Madison to the south. A stone fireplace was constructed for the log house on the new site, and one log was replaced. A new roof was also installed.<sup>151</sup> By October 1912, it was noted as well underway to being rehabilitated.<sup>152</sup> The log house was then furnished, and opened to the public as a historical building on July 4, 1913.<sup>153</sup> Through the 1910s and 1920s, Sunset Park was the focus of 4<sup>th</sup> of July celebration activities, including evening fireworks. Tours and/or programs at the "log cabin" were often mentioned in connection with the celebrations. By April 1913, more than 500 trees were noted as having been planted in Sunset Park, land was graded, and the park was seeded under the direction of a landscape gardener. A pavilion was built near the center of the park, with money raised by subscription. City water lines were run to the park, replacing an early well and windmill. Around 150 seats with steel frames and wood slats were installed in the park, as well as garbage cans at frequent intervals. Rustic bridges were built over the ravines, adding a picturesque quality.<sup>154</sup>

On April 26, 1913, the *Evening Journal* published a special edition to show as many of the beauties and advantages offered by Washington as an "ideal residence" town. The town was noted throughout the 44-page edition as having the best homes, schools, churches, societies, people, parks, stores, banks, streets, lights, county hospital, court house, jail, railroad connections, and free library.<sup>155</sup> Overall, "Washington is enjoying a healthy boom, with many costly and handsome residences and large and well equipped business and public buildings in preparation."<sup>156</sup> Industrial growth was noted, though more was also sought, and Washington was cited as an ideal location for a residence for a traveling salesman with its excellent railroad connections. The editor argued that there was still a need for good modern residences and apartments, which might be rented for reasonable prices. If suitable residences were built by investors, additional residents would be able to move to Washington, including owners of small factories, business men, retired farmers, and many others.<sup>157</sup> It was anticipated that 1913 would surpass 1912 for construction, with a number of homes to be built: "West Washington street is to be improved by the addition of at least two new residences on which operations have already commenced. Peter Berdo has purchased a lot near the west end of the street, and has begun the excavating for a handsome modern residence (614 W. Washington, Map #77; Iowa #92-00396). J.M. Wilson has acquired possession of the large house just west of the Colonel Palmer residence and is tearing it down preparatory to building anew (314 W. Washington, Map #50; Iowa #92-00383). From all sections of the city come reports of residences to be built, but in the larger number of instances no contracts have been signed and the plans are not to be given out yet."<sup>158</sup> A total of 26 photographs of residences in Washington were included in the edition, depicting a range of housing types and styles found in town (Figure 16). In general, large two-story homes were selected for inclusion, with some smaller bungalows also pictured. A number of the homes were located in the West Side Residential Historic District.

<sup>150</sup> "Getting the Log Cabin Ready Today," *Evening Journal*, January 29, 1912, 7; "Washington's Real Beauty Spot: Sunset Park,"

*Democrat-Independent*, February 23, 1933, 3

<sup>151</sup> *Democrat*, February 28, 1912, 1; *Evening Journal*, April 3, 1926, 8

<sup>152</sup> *Evening Journal*, October 10, 1912, 5

<sup>153</sup> Fisher 1978: 130; *Souvenir History of Washington, Iowa* 1989: 23

<sup>154</sup> "Washington's Beautiful Parks," *Evening Journal*, April 26, 1913, 9

<sup>155</sup> "Washington, An Ideal Home City," *Evening Journal*, April 26, 1913, 1

<sup>156</sup> "Washington – A Good Field for New Industries," *Evening Journal*, April 26, 1913, 41

<sup>157</sup> "More Homes Needed in Washington," *Evening Journal*, April 26, 1913, 20

<sup>158</sup> "Building for 1913," *Evening Journal*, April 26, 1913, 3

West Side Residential Historic District  
Name of Property

Washington County, Iowa  
County and State

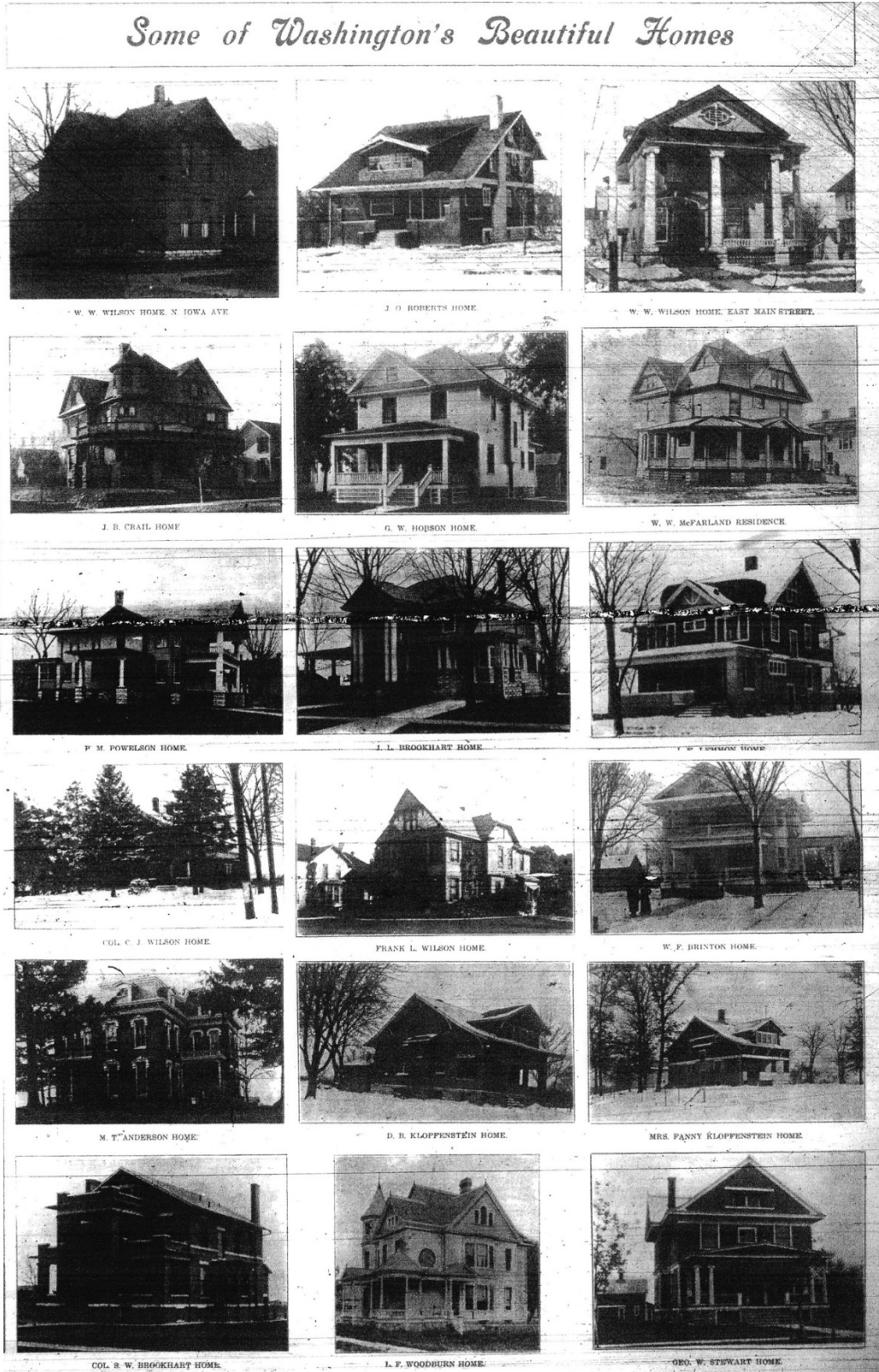


Figure 16. Some of Washington's Beautiful Homes, 1913 (*Evening Journal*, April 26, 1913, 5).

West Side Residential Historic District

Name of Property

Washington County, Iowa

County and State

Several financial institutions existed in Washington during this period, including a new one specifically designed to finance real estate. In 1912, the Citizens Savings Bank merged with Washington County Savings Bank to form Commercial Savings Bank, moving operations to the latter's building at 121-123 S. Marion. In 1913, officers included Charles H. Keck, president (410 W. Washington, Map #61); Frank Stewart, vice president (603 W. Washington, Map #80); Carl M. Keck, vice president (522 W. Washington, Map #73); S.W. Livingston, vice president; D.J. Ross, cashier; and George J. Breitenback, assistant cashier (415 W. Main, Map #107).<sup>159</sup> In 1912, Charles H. Keck also formed the Washington Loan and Trust Company, filling a need for a local investment company offering real estate mortgages. They advertised in 1913 as offering loans on farms and the best class of residence property over a long time at current rates. Directors included Charles H. Keck, president (410 W. Washington, Map #61); Frank R. Sage, secretary; David A. Boyer, William A. Cook (315 W. Main St, Map #100), and James M. Bratten (521 W. Washington, Map #68).<sup>160</sup> They then operated in the former space of the Citizens Savings Bank at 101 N. Marion. Farmers and Merchants Bank at 100 N. Iowa constructed a new five-story building in 1912, under the direction of officers Samuel A. White, president (415 W. Washington, Map #58); Samuel Thompson, vice president; and Ross L. Coulter, cashier.<sup>161</sup> The Washington National Bank on the southeast corner of Iowa and Main at 100 S. Iowa then rebuilt their two-story building with a glazed white terra cotta Classical Revival exterior in 1912-13 as well, under the direction of Albert H. Wallace, president; William A. Cook, vice president (315 W. Main St, Map #100); and Walter F. Wilson, cashier.<sup>162</sup>

The demand for smaller houses in Washington and across the country was timed perfectly with the popularity of the bungalow. While the one or one-and-one-half story bungalow could have various stylistic elements applied, the Craftsman bungalow was the most popular in this period. Bungalows included various rooflines, including side gable, gable-front, and clipped gable. Bungalows were also built in this period in other styles, which would gain further popularity in the 1920s and 1930s.<sup>163</sup> In the period from 1910 to 1919, 22 houses were built in the West Side Residential Historic District in Washington. The houses continued the trend from the last few decades as built for successful and prominent residents of Washington, including a new home for banker William A. Cook and his wife Jennie Cook at 315 W. Main (Map #100). These houses included seven bungalows, such as the house built at 608 W. Washington around 1912 for John O. and Perle Roberts (Map #76; Iowa #92-00396). J.O. Roberts worked in real estate for Smouse Real Estate company from 1912 to 1916, then continued in the business in Los Angeles. A number of other prominent Washington residents retired to southern California in this period as well, including William and Sarah Scofield around 1904, James H. and Lizzie Young around 1906, and Charles and Minnie Keck around 1914. Larger homes built in the 1910s primarily reflected the Foursquare or Craftsman style in Washington, with some Colonial Revival and Classical Revival styles also built. Five built in the neighborhood are larger Craftsman homes and seven are more traditional Foursquare houses. An excellent example of a Craftsman home was built around 1916 for attorney Edward Harmeier and his wife Anna at 726 W. Main St (Map #141). The house built in 1913 for retired farmer Peter and Lucy Berdo at 614 W. Washington (Map #77) also reflects a more Classical Revival influence. The popularity of porches continued to increase in the early 20<sup>th</sup> century with the Arts and Crafts movement. While new houses were often built with full porches in the 1910s, older houses were also updated with new porches in this period. Porches were added to at least 12 earlier houses in the West Side Residential Historic District in the 1910s and 1920s.

<sup>159</sup> *Evening Journal*, April 26, 1913, 30

<sup>160</sup> *Evening Journal*, April 26, 1913, 1, 4

<sup>161</sup> *Evening Journal*, April 26, 1913, 14

<sup>162</sup> *Evening Journal*, April 26, 1913, 24

<sup>163</sup> Carley 1994: 212-221

West Side Residential Historic District  
Name of Property

Washington County, Iowa  
County and State



Figure 17. Historic view of Harmeier House at 726 W. Main St (Map #141) (Washington Co Historical Society).



Figure 18. Historic view of north side of 500 block of W. Washington Blvd in late 1910s, depicting homes, brick streets with boulevard, and historic light fixtures (Washington County Historical Society).

West Side Residential Historic District

Name of Property

Washington County, Iowa

County and State

Development in this period in the West Side Residential Historic District continued to be primarily on vacant lots within previously platted subdivisions, as was the case throughout Washington in this period. The lots in Keck's Subdivision in the southeast corner of Western Addition platted in 1902 were mostly developed by 1915, and additional out lots in the Western Addition were officially subdivided in 1910. Houses were built throughout the neighborhood in this period, including three houses in the 300-400 blocks of Washington, four houses in the 500-600 blocks of Washington, two houses in the 300-400 blocks of Jefferson, three houses in the 500-600 blocks of Jefferson, three houses in the 300-400 blocks of W. Main, five houses in the 500-600 blocks of W. Main, and two houses in the 700 block of W. Main. The same pattern of development appears reflected around town, with previously platted vacant lots developed through this period. Two new plats were filed in the 1910s, one to subdivide the large property of Harry Sticher on the south side of Washington and one to the east of town platted as Shannon Heights Subdivision. Neither of these areas would have significant development over the next decade. In the northwest corner of A.W. Chilcote's Out Lot Addition on the southeast side of town, Woodlawn Subdivision was platted in 1917, just east of Moorhart's Addition (1893) and south of Crandall's Addition (1856). While a half dozen houses would be built there by 1930, the majority of the development would occur in the 1950s and 1960s as Washington grew further in this direction.

Improvements continued in Sunset Park in this period. The park levy for maintenance of the two city parks was increased to 1 mill in 1912 and then increased to 1 ½ mil in August 1915 to pay outstanding park bonds and interest due.<sup>164</sup> The park commission had acquired an additional out lot at the southeast corner of the park in 1914 (Out Lot 1 in Southwest Washington), extending the southeast corner of park to S. Avenue F along W. Madison. A house on the property was later demolished to develop the tract as part of the park. The revenue generally covered maintenance of the parks only, with improvements relying on the generosity of local citizens and efforts of local organizations. Picnic tables were added to Sunset Park in 1915 through the efforts of the Washington Improvement League. By July 1916, they were in use constantly, and the editor of the *Democrat* noted that Sunset Park had become "one of our real necessities."<sup>165</sup> A large number of family reunions and picnics are noted in the newspapers through this period. While the original plans designated a spot for a bandstand, one had yet to be built in Sunset Park. In February 1916, the old bandstand in Central Park built in 1880 was moved to Sunset Park, originally constructed in the middle of the square per plans of John Huskins.<sup>166</sup> A new brick bandstand was built in the southwest portion of Central Park. The bandstand had been moved out of the center of Central Park in 1895 for the construction of a central iron fountain. The cracked basin of the fountain was also replaced in 1916 by a basin hollowed out of a large piece of Bedford stone. When this fountain was replaced by centennial fountain in 1939, the basin was moved to Sunset Park for use there (Map #150-D3).<sup>167</sup> A drinking fountain was also presented to the park commission in 1916 from Mr. and Mrs. Warren Mann from money left for the purpose through their estate.<sup>168</sup> The increased use of the park led to the construction of new toilets for women in July 1918, a stucco building with a Kaustine system of toilets (chemical, not water) at the head of the ravine west of the center of the park (near the pavilion). The old structure was left in place as a men's toilet. Additionally, the north road through the park was paved with concrete for a distance of 225 feet.<sup>169</sup>

The 1917 Sanborn map shows the boundaries of Washington as similar to the map published in 1906. The large additions that marked the edges of the town were primarily plats that had been filed in the 1890s. The detailed maps include all the blocks in the West Side Residential Historic District, indicating the density of the development in the neighborhood by this time (Figure 19). The majority of the lots in the 300-400 blocks of W.

<sup>164</sup> "Washington's Real Beauty Spot: Sunset Park," *Democrat-Independent*, February 23, 1933, 3

<sup>165</sup> "Family Reunions," *Democrat*, September 6, 1916, 1

<sup>166</sup> "Old Band Stand Moved to Sunset Park," *Democrat*, February 23, 1916, 1

<sup>167</sup> "Washington's Central Park First Called 'Commons,'" Centennial Edition, *Evening Journal*, 86; "Old Fountain Basin Set Up at Sunset," *Evening Journal*, September 18, 1939, 1; Fisher 1978: 130

<sup>168</sup> "A Year's Improvements," *Democrat*, April 12, 1916, 1; "Washington's Real Beauty Spot: Sunset Park," *Democrat-Independent*, February 23, 1933, 3

<sup>169</sup> "Improvements at Sunset Park," *Evening Journal*, July 22, 1918, 3



West Side Residential Historic District

Name of Property

Washington County, Iowa

County and State

Jefferson, W. Washington, and W. Main between Avenue B and Avenue D are developed with houses. The lots in the double block of the 500-600 blocks of W. Washington are also primarily filled, with the exception of lots owned by adjacent property owners at the west end. The lots throughout Keck's Subdivision between W. Main and W. Washington to the west of Avenue D are depicted with houses, and the north side of W. Main is likewise fully developed. Development is less dense in the 600 and 700 blocks of W. Main, though a number of houses on double lots are noted. The density of development is the lowest along the 500 and 600 blocks of W. Jefferson, with a number of lots along the north side owned by property owners along W. Washington providing them with a double-depth lot on this block platted with no alley. Likewise, property owners along the south side of Jefferson frequently owned more than one lot. Thus, while development is depicted throughout the neighborhood, there still was additional room over the next four decades, particularly in the west half of the neighborhood.



**Figure 19. Map of the west side of Washington in 1917, with historic district boundary overlaid (Sanborn Map Company 1917; McCarley 2017).**

Construction then declined throughout Washington over the next few years during World War I, with development then increasing again in 1918. With the end of World War I, the residents of Washington returned focus to their businesses and community improvements. A new high school at S. 4<sup>th</sup> Avenue and Jefferson was built in 1918-1919, with the old high school at W. Main and Avenue D converted for use as a junior high. Four elementary schools continued to operate in town: Lincoln School, Heights School, Wallace School, and Centennial School.<sup>170</sup> The old Washington Academy building was demolished in 1919, with the clock from the

<sup>170</sup> *Evening Journal*, April 3, 1926, 18; Fisher 1978: 179



West Side Residential Historic District

Name of Property

Washington County, Iowa

County and State

tower salvaged and installed in the courthouse tower in April 1920.<sup>171</sup> Materials continued to be scarce through 1919 and 1920, limiting construction and street improvements. Also in this period, Iowa Gas & Electric Company bought the Mount Pleasant company in 1916 and expanded to serve Ainsworth, Brighton, Crawfordsville, Keota, Ollie, Packwood, Richland, Wayland, and West Chester by 1917, with Homer F. Darbyshire as the local manager. Over 500 farm customers were added from 1918 to 1921. In 1924, all its plants and equipment would be sold to Iowa Southern Utilities Company, and it was noted as one of the largest companies in Iowa by 1926, serving 144 communities in 25 counties. The City of Washington then obtained needed power for street lights and the water company from Iowa Southern Utilities.<sup>172</sup>

The park commissioners continued their strong efforts to develop Sunset Park through the end of the 1910s and into the 1920s. Wilbur Miller had replaced William A. Cook on the park board in March 1915, but with his death in December 1918, Cook returned as park commissioner in April 1919. He rejoined Frank Stewart and Charles Deuel on the commission, the latter of whom was reelected for an additional six-year term.<sup>173</sup> The park fund was increased by a half mil for 1920, raising it to two mil.<sup>174</sup> Per the March 1920 request for bids for removing the two-story house on the southeast parcel acquired in 1914, Charles E. Deuel served as president and Frank Stewart as secretary.<sup>175</sup> Discussions had occurred in the Fortnightly Club and in the park committee of the Washington Improvement League over the last few years regarding adding play equipment to Sunset Park, but funds were not raised. In late 1919, Mrs. Orville (Carolyn) Elder left a bequest of \$50 to the league for the purpose of purchasing slides for children in Sunset Park. A committee was appointed in 1920 for the purpose of securing playground equipment for Sunset Park, composed of Mrs. C.W. McLaughlin (Bessie) (308 W. Main St, Map #96), Mrs. Homer Darbyshire (Martha) (305 W. Main St, Map #99), and Miss Marian Stewart (603 W. Washington, Map #80). A "slide of great endurance and beauty" was purchased and installed in August as a memorial to Mrs. Elder. The tall "waving" slide of galvanized steel soon had a standing line of waiting children. The committee then proceeded with also purchasing and installing a merry-go-round near the slide to develop a small playground for children.<sup>176</sup> The "sliding board" and merry-go-round were enjoyed by various parties per later notes in the newspaper, as well as swings hung from trees.<sup>177</sup> Sunset Park was noted in August 1920 as a "beautiful playground of nature" and one of the most beautiful parks in the state, with mowed grass, trimmed trees, large swings, tables for picnics throughout the park, and moveable big seats. The large pavilion and bandstand were located in the northeast corner; a fountain was on the north side; and the boulder marker dedicated to Abijah Savage was near the center of park along a drive. Bridges provided access across dry sloughs, and the log cabin was picturesque on the hill to the south, with a 50-foot iron flag pole installed near it. The park was noted as safe for children, with no lakes or rivers, and thus also no mosquitoes (likely in contrast to Highland Park).<sup>178</sup>

Other improvements for Sunset Park were discussed but not pursued immediately. In August 1919, tennis courts had been proposed to be built in Sunset Park with the Y.M.C.A. leading the project, but the project did not move forward.<sup>179</sup> The popularity of the sport led to the establishment of a Tennis Club in town in 1920, with a court laid out on the grounds of the Heights School and two private courts in town. Increased demand led to the construction of a municipal court in Sunset Park in July 1921, and the park commissioners were

<sup>171</sup> Foster 1978: 34

<sup>172</sup> "The 'Evolution' of Gas and Electricity in Washington," *Evening Journal*, April 3, 1926, 37 (E)

<sup>173</sup> "Complete Ticket Is to Be Elected," *Evening Journal*, March 5, 1919, 3

<sup>174</sup> "Tax Levy in 1920 is Made 45 Mills," *Evening Journal*, August 19, 1919, 3; "Washington's Real Beauty Spot: Sunset Park," *Democrat-Independent*, February 23, 1933, 3

<sup>175</sup> "House for Sale," *Evening Journal*, March 6, 1920, 3

<sup>176</sup> "Improvement League Holds Annual Session," *Evening Journal*, January 27, 1920, 6; "Want to Clean Up Bad Alleys and Streets Here," *Democrat*, August 11, 1920, 1; "Children's Slide in Sunset Park," *Evening Journal*, August 31, 1920, 6; "Washington Improvement League Plans for New Year," *Evening Journal*, January 18, 1921, 6; "Washington's Parks Have Rare Beauty," *Evening Journal*, August 4, 1928, 6

<sup>177</sup> *Evening Journal*, October 13, 1920, 3; "Sunset Park – The Ideal Picnic Grounds," *Evening Journal*, August 11, 1920, 5

<sup>178</sup> "Sunset Park – The Ideal Picnic Grounds," *Evening Journal*, August 11, 1920, 5

<sup>179</sup> "May Have Tennis Courts at Sunset Park," *Evening Journal*, August 15, 1919, 3

West Side Residential Historic District

Washington County, Iowa

Name of Property

County and State

complimented for providing a place for good clean recreation in the park.<sup>180</sup> With no swimming pool in town, an effort was started to raise funds for a wading pool for Sunset Park in summer 1921. Plans were put on hold in September 1921 with the bequest of former resident James H. Young for a new Y.M.C.A. building, which was anticipated to include a swimming pool.<sup>181</sup> Construction on the new Y.M.C.A. designed by architects Temple & Burrows of Davenport including a tile lined swimming pool finally began in April 1924, and it was dedicated on February 1, 1925 (121 E. Main Street, Iowa #92-00537).<sup>182</sup> Access to Sunset Park was improved in the early 1920s with concrete paving installed on W. Main Street from Avenue B to Avenue F through the West Side Residential Historic District. Two side streets were also paved with concrete, S. Avenue C from W. Main to W. Washington and S. Avenue F from W. Main to W. Madison (east side of park). An additional section of concrete paving on W. Main Street from Avenue F to the west line of Sunset Park and entry from W. Main Street was added to the paving contract in June 1922. Work on grading the additional section began immediately, and the full length of W. Main Street was paved with reinforced concrete at the same time.<sup>183</sup> At the same time, the park commissioners planned for additional drives in Sunset Park to be paved with concrete, creating continuous paved roadways in the park. Drives in Sunset Park were closed for several weeks in July, with the park reopened on August 2. The paving was noted as the "greatest single improvement ever in Sunset Park." The paving connected all sections of concrete paving previously completed, leaving unpaved only the road through the middle of the park, the south road, and the entry drive from W. Main deeded by Will Graham. With concrete paving complete, then automobile traffic was permitted in Sunset Park during wet weather.<sup>184</sup>

The park commissioners moved forward with another major improvement for Sunset Park in 1923. Payments were completed on the land acquired in 1914 by the park board in spring 1923, and they moved forward with plans to construct a children's wading pool in Sunset Park. The project was undertaken by the park board, per plans by city engineer W.P. Rawn. The pool measured approximately 20 by 40 feet, with water depth ranging from 6 inches to 18 inches (Map #150-A1). It was located in the northeast section of the park, just north of the drinking fountain and east of the main pavilion, with ample shade noted here throughout the day. The wading pool was completed and opened to the public on August 24, 1923. Wading pools were noted as immensely popular throughout the country, and it added much to the enjoyment and interest of Sunset Park.<sup>185</sup> The park commissioners sought to provide recreation in Sunset Park in all seasons. In the winter, the drives were closed, with sledding for children directed to the hills in Sunset Park. In January 1924, the fire department flooded the slough in the west section of the park (spanning by bridges), creating a skating pond for enjoyment of residents.<sup>186</sup> The *Democrat* noted in May 1924: "Washington has some of the most beautiful parks to be found any place in the state. People from all over Washington County make use of them every summer. Sunset Park has running water, a wading pool, fountains, swings, slides, and other amusement devices for children."<sup>187</sup> A photograph of the pavilion was included, which was an image then utilized for photographs in subsequent park articles including the April 3, 1926 edition of the *Evening Journal* (Figure 20). Frank Stewart died on June 15, 1925, noted in his obituary for his business success as well as for his role in planning the beauties of Sunset Park (603 W. Washington, Map #80). His dedication to the park board since 1905 and

<sup>180</sup> "New Municipal Tennis Court is 'Most Ready,'" *Democrat*, July 13, 1921, 1

<sup>181</sup> "May Build A Wading Pool in Sunset Park," *Democrat*, July 13, 1921, 1; "Name Committee to Work on Pool," *Evening Journal*, July 30, 1921, 3; "Swimming Pool is Given Up for Time," *Evening Journal*, September 16, 1921, 3

<sup>182</sup> "Our Young Men's Christian Association," *Evening Journal*, April 3, 1926, 4

<sup>183</sup> "Council Plans to Construct Many Blocks of Paving," *Evening Journal*, January 17, 1920, 3; "Ask More Main St. Paving," *Democrat*, May 3, 1922, 1; "Flutter Secures Paving Contract; \$2.24 Square Yard," *Evening Journal*, June 21, 1922, 3

<sup>184</sup> "Park Board Plans Paving at Sunset," *Evening Journal*, April 26, 1922, 3; "Open Sunset Park Paving Tomorrow," *Evening Journal*, August 1, 1922, 2

<sup>185</sup> "Wading Pool & New Park Paving Soon," *Democrat*, June 13, 1923, 1; "Oh, Skin-nay! C'mon Over to Wadin' Pool," *Democrat*, July 25, 1923, 1; "Wading Pool Now Open at Sunset," *Evening Journal*, August 25, 1923, 3; "To Resume Work Next Week on Wading Pool," *Evening Journal*, August 10, 1923, 3

<sup>186</sup> "Will Provide Skating Place for Youngsters," *Evening Journal*, January 4, 1924, 3

<sup>187</sup> *Democrat*, May 28, 1924, sec 1, p 1

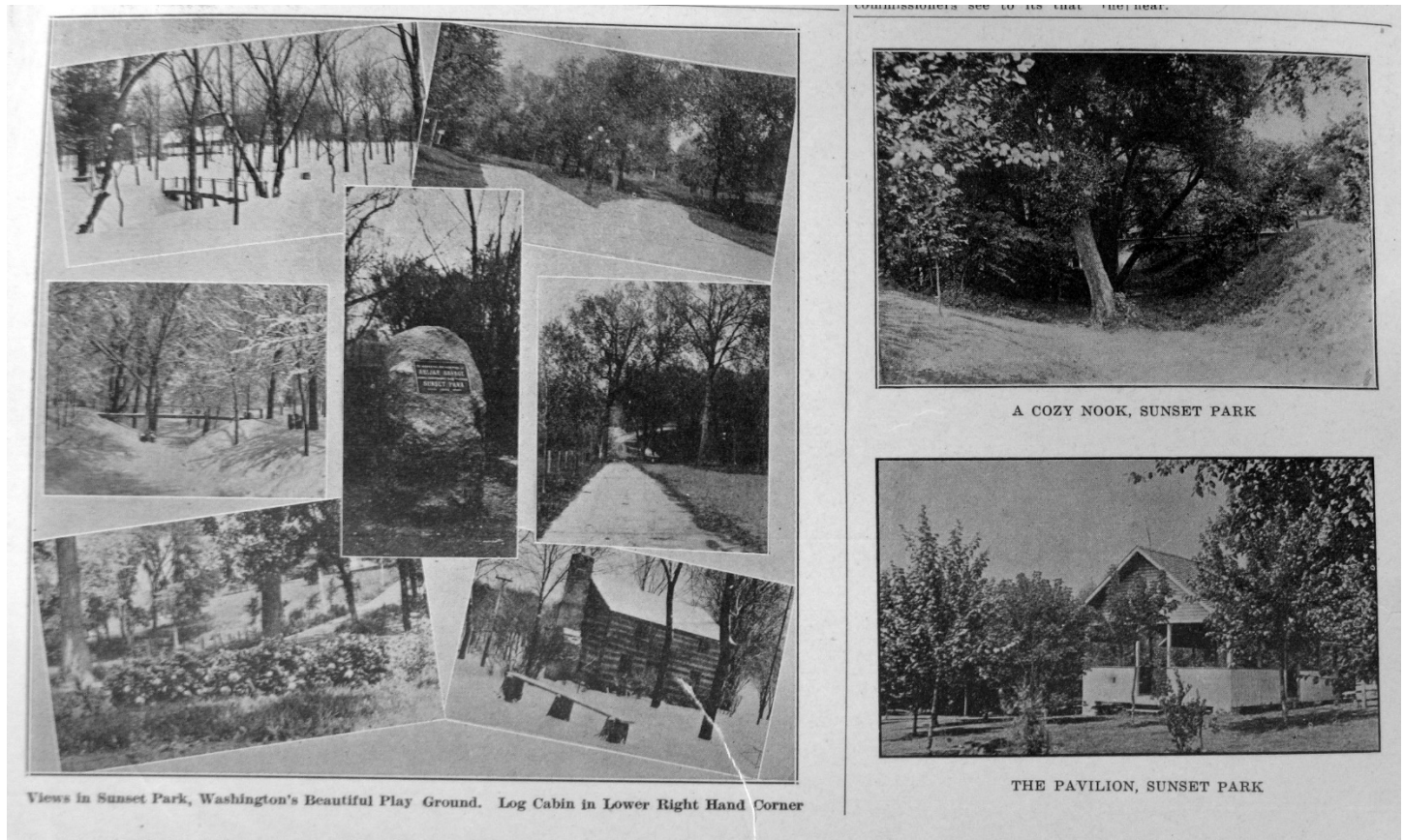
West Side Residential Historic District

Name of Property

Washington County, Iowa

County and State

development of Sunset Park was noted in several subsequent articles.<sup>188</sup> An article in August 1928 noted several of his accomplishments and continued: "But Sunset Park is the one thing for which we particularly remember him. It is Frank Stewart's great contribution to his home community."<sup>189</sup> In July 1925, James M. Bratten (523 W. Washington, Map #68) was appointed for Stewart's remaining term on the park board through 1929, and he was noted as a near neighbor of Mr. Stewart for many years and thoroughly supportive of the work in which the latter has been doing for the park. He joined William A. Cook (315 W. Main, Map #100) and Charles Deuel (615 S. Marion) on the park board.<sup>190</sup>



**Figure 20. Views of Sunset Park in the middle of the 1920s  
(*Evening Journal*, Anniversary Edition, April 3, 1926, 8).**

<sup>188</sup> Frank Stewart was noted as having given his time and strength for the beautifying of the city parks through his time on the park board since 1905 ("Frank Stewart Taken Yesterday," *Democrat*, June 17, 1925, 1). His role in the development of Sunset Park was again profiled in the anniversary edition of the *Evening Journal* on April 3, 1926, spanning from the original organization of a park association to working with Abijah Savage on donating the land to the city to the further development of the park as a park commissioner. He was noted both for his vision on the landscape design, as well as for his close study and selection of trees planted in the park. ("Frank Stewart and Sunset Park," *Evening Journal*, April 3, 1926, 8)

<sup>189</sup> *Evening Journal*, August 4, 1928, 5

<sup>190</sup> "Name Bratten on Park Commission," *Evening Journal*, July 7, 1925, 3

West Side Residential Historic District

Name of Property

Washington County, Iowa

County and State

The population of Washington grew slowly from 4,380 in 1910 to 4,697 by 1920. With little population growth, there was little demand for further land to be platted. However, earlier plats with large out lots continued to be subdivided in this period. On January 23, 1925, several auditor's plats were filed throughout Washington to clarify legal descriptions in blocks that were previously platted, including several that had been developed. Other earlier plats were also replatted around this time, and larger tracts were also newly platted, such as Robert's Subdivision and Conner's Subdivision in the north/east portion of town. The goal appears to have been to plat all property located within the city limits, particularly interstitial property left unplatted between earlier plats (both developed and undeveloped). With this work complete, the next plat was not recorded in Washington until 1940. The 1926 telephone directory then also shows updated addresses, which are more consistent with the current numbering of houses. As such, Washington did not show any significant growth in terms of land through the 1920s or 1930s. Thus, usage of the existing blocks and land within the city was more of a focus of local residents. As cities were granted the ability to established restricted residence districts in the early 1920s (early zoning to restrict certain areas for only residential development), residents in prominent neighborhoods sought to have their neighborhood designated as a restricted residence district. In fall 1923 in Washington, there were petitions from residents on W. Washington from Avenue B to Sunset Park, residents on E. Washington, and residents on E. Main to established restricted residence districts in these areas of town. However, after over a year of study, no such districts were established in town, with a commercial core and industrial corridor established for local zoning.<sup>191</sup> Business growth in this period did contribute to the need for some additional housing in Washington.

The *Evening Journal* published their 25<sup>th</sup> anniversary edition on April 3, 1926, with similar thoughts in mind as their 1913 edition to promote the beauty of Washington. With the automobile age, the editor noted that it was critical for a town to be attractive to those who passed through and also to feel sufficiently modern to be desirable for living there: "The elimination of distance has made such towns as Washington all the more desirable as home towns" and citizens "must be prepared to meet the prospective resident with a beautiful, well kept, well organized, well facilitated town" to attract new residents and increased growth. Overall, Washington had good schools, good, churches, good social organizations, good stores, "good homes at reasonable cost and moderate rentals."<sup>192</sup> Sunset Park was highlighted as one of the primary attractions for local residents, established officially in 1904 (Map #150). In 1926, the park was the "cleanest, sweetest, greenest, finest play ground in Washington County." The park had grown to be popular for picnics and family reunions for residents of Washington and the surrounding areas, with space in high demand on warm Sundays in the summer and discussion on the need for additional space. The park design had been developed and implemented through the efforts and careful study of other parks by Frank Stewart, who utilized money from the park fund as well as his own finances. Improvements had been made to the park each year, with a deep well, bathing pool, picnic locations, and playgrounds for children located in the park by 1926. The old Young log cabin (Map #150-D2) was noted as one of the most visited historic spots of the county, a perfect specimen of early architecture. Only two houses remained in the park boundary along S. Avenue F, the homes of Jimmie Work (701 W. Washington, Map #87) and Matt Gillespie (209 S. Avenue F, Map #86).<sup>193</sup> Central Park was likewise maintained by the park commission, with a fountain, band stand, and flower boxes located within the park.<sup>194</sup>

Similar to the 1913 edition, photographs of homes in Washington were included in this 1926 special edition of the *Evening Journal* to highlight the beautiful and modern residences that Washington had to offer (Figures 21-26).<sup>195</sup> The houses selected for inclusion were again primarily modern two-story homes, reflecting Foursquare

<sup>191</sup> "Ask Restricted Residence Zone," *Evening Journal*, December 4, 1923, 3; "Would Stop Business Growth Except North," *Democrat*, December 5, 1923, 1; "Resolution Appointing Zoning Commission," *Evening Journal*, June 5, 1924, 2; "Zoning Committee Submits Report," *Democrat*, March 18, 1925, 1; "Citizens Protest in the Zoning Affairs," *Democrat*, April 15, 1925, 1

<sup>192</sup> "About Our Beautiful Town," *Evening Journal*, April 3, 1926, 1

<sup>193</sup> "Frank Stewart and Sunset Park," *Evening Journal*, April 3, 1926, 8

<sup>194</sup> "Central Park," *Evening Journal*, April 3, 1926, 8

<sup>195</sup> *Evening Journal*, April 3, 1926, 38, 47, 63



West Side Residential Historic District

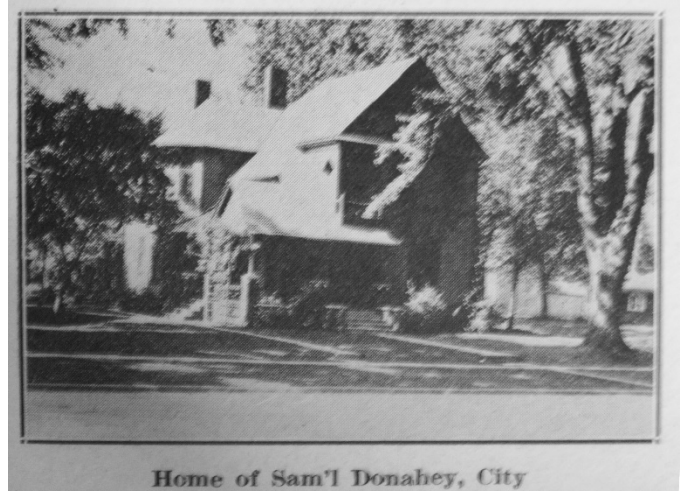
Name of Property

Washington County, Iowa

County and State



Home of Mr. and Mrs. W. A. Cook, City  
Figure 21. 315 W. Main, c.1912 (Map #100).



Home of Sam'l Donahey, City  
Figure 22. 321 W Main, 1889 (Map #101).



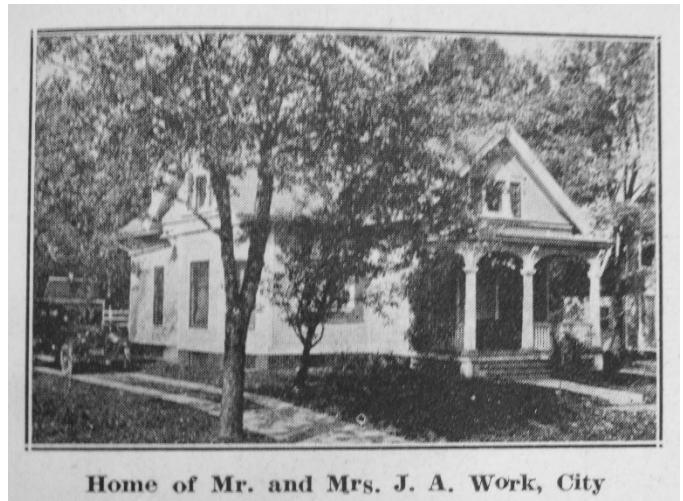
Home of Mr. and Mrs. E. D. Morrison, City  
Figure 23. 422 W Washington. 1910 (Map #63).



Home of Mr. and Mrs. J. M. Bratten, City  
Figure 24. 523 W Washington, c.1890 (Map #68).



Home of Mr. and Mrs. Frank McKay, City  
Figure 25. 602 W Washington, c.1908 (Map #75).



Home of Mr. and Mrs. J. A. Work, City  
Figure 26. 209 S Ave F, 1902 (Map #86).

West Side Residential Historic District

Name of Property

Washington County, Iowa

County and State

and Craftsman styles, with a handful of older Queen Anne houses. A number of bungalows were included in the photographs as well. The majority of the homes have full front porches. By 1926, Washington was noted to have all paved streets, and the streets were well lit with double and triple globe lights.<sup>196</sup> The Washington Loan and Trust Company had continued to grow through this period, with mortgages held on properties in 21 counties by 1926. The Home Builders Loan Department had been organized in 1914, and the bond department organized in 1919. They also operated a trust department and an insurance department. In 1926, officers included Frank R. Sage, president (509 W. Jefferson, Map #33); Carl M. Keck, vice president (522 W. Washington, Map #73); Leslie E. Dunlap, secretary.<sup>197</sup> Two other banks continued to operate in Washington in 1926. The Commercial Savings Bank operated on the southwest corner of the square, under the direction of president Carl M. Keck (522 W. Washington, Map #73).<sup>198</sup> Officers of the Washington National Bank on the northeast corner of the square included C.C. Cunningham, president; Marsh W. Bailey, vice president; W.A. Anderson, vice president; and H.B. Knight, cashier.<sup>199</sup> The Farmers and Merchants State Bank did not prove successful, with their five-story building sold by receiver to attorney Marsh Bailey on December 11, 1924. Washington National Bank moved into the bank space on the first story, and the upper stories continued to be used for offices, noted as located in the Bailey Building.

Houses built through the 1920s in Washington continued the trends of the previous decade, including the move toward smaller houses. Of the 11 homes built from 1919 to 1929 in the West Side Residential Historic District, five were two-story houses, five were one-and-one-half-story homes, and one was one-story. The six smaller homes all reflected the bungalow style, including four gable-front bungalows and two side-gable bungalows. Larger two-story homes in this period typically reflected the Craftsman style. 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, indicating the continued perception of stability and desirability of the neighborhood. Houses were typically built on subdivided lots in the neighborhood in this period. For example, the two-story house built around 1928 for widow Ella C. Warren at 904 W. Main is a good example of the Dutch Colonial Revival style, and one of a few noted in Washington (Map #146; Iowa #92-00801). The house was built at the far end of W. Main Street, north of Sunset Park. The house was constructed on a lot that had been previously jointly owned with the adjacent house and sold separately for development in this period. Thus, while no new land was platted in Washington, the demand for additional housing resulted in the further development of neighborhoods that increased the density of housing in traditional neighborhoods. Sanborn maps also show a large number of garages built between the 1917 map and the 1931 map in the West Side Residential Historic District, as well as throughout the city. In many cases, these garages, noted as an "auto house" on the maps, replaced an earlier outbuilding. While the older outbuildings tended to be more elongated, the new garages were more compact, closer to a square in footprint. Generally, these buildings were built along the alley at the rear of the lot. In the longer blocks without alleys platted, some garages were built with driveways that accessed the main street in front of the house. 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. Four home owners had an apartment unit available for rent in their house, around \$30 to \$35 per month. Only 17 of the 108 extant houses built by 1930 were rental houses in the west side neighborhood. These houses rented from \$4 per month to \$40 per month, with most renting from \$25 to \$35 per month. One house was a two-unit rental dwelling, with each apartment renting for \$30.

Improvements continued in Sunset Park through the end of the 1920s as well. The drive from W. Main into the west end of Sunset Park for the length of a block (Avenue H) was paved with concrete in August 1927.<sup>200</sup> A

<sup>196</sup> *Evening Journal*, April 3, 1926, 57

<sup>197</sup> *Evening Journal*, April 3, 1926, 19

<sup>198</sup> *Evening Journal*, April 3, 1926, 40

<sup>199</sup> *Evening Journal*, April 3, 1926, 50

<sup>200</sup> "Build Pavement Strip Connecting Sunset Park," *Democrat-Independent*, August 10, 1927, 4

West Side Residential Historic District

Name of Property

Washington County, Iowa

County and State

concrete retaining wall was also installed at the west end of the entry from W. Washington, at the east end of the "slough" in the west section of the park. It retains "1928" as the date stamped in concrete on the top of the wall (Map #150-B5). The popularity of Sunset Park in August 1928 again led the editor of the *Evening Journal* to reflect on the conversion of the land through the efforts of Frank Stewart to the park that had become a valued and vital part of the community. The park included concrete drives, wading pools, slides, merry-go-round, drinking fountain, log cabin, luxurious grass, and many shade trees.<sup>201</sup> Due to poor health, Charles E. Deuel resigned as park commissioner in early 1929,<sup>202</sup> and James M. Bratten did not seek re-elected, leaving two seats vacant at the end of March 1929. John F. Simpson (321 W. Washington, Map #54) was officially elected for a six year term. Miss Marian Stewart (603 W. Washington, Map #80), the daughter of Frank Stewart, was appointed to finish out the remaining two years on the term of Charles E. Deuel until 1931, and she would continue be reelected for several terms until she stepped down in 1961.<sup>203</sup> In November 1930, she married Delbert Bailey, and thus became Mrs. Marian Bailey. They joined William A. Cook (315 W. Main St, Map #100) on the park board, resulting in all park commissioners living in the West Side Residential Historic District. Marian Stewart was elected as chair for the park board, and Miss Jessie Klein continued on as secretary for the park board, a position that she held for over three decades.<sup>204</sup> The park commissioners were noted as making very substantial and very happy improvements in the park facilities in August 1929. Special playground apparatus had been added to the equipment of the park, including a swing bob and 41-foot horizontal bar. The slides, swings, and tennis courts provided active recreation opportunities in the park, and new tables were added for picnics and family reunions. The article noted that hundreds of people avail themselves of the park's picnicking and playground facilities every day for family reunions, community picnics, and other similar events, especially on Sundays. The "lower" road through the center of the park was still mud, and they advertised for bids to pave the 800 feet with concrete, a project completed in October. They also desired to improve the lighting in Sunset Park, a project they discussed further with Iowa Southern Utilities.<sup>205</sup>

A handful of other changes are noted in Washington at the end of the 1920s that impacted residential development and the properties in the West Side Residential Historic District. Highway construction in this period improved Washington's connections to neighboring communities. In 1928, the 29 miles of Iowa Highway 2 from Washington west to Sigourney in Keokuk County was paved, followed in 1929 by the paving of the 12 miles from Washington east to Cotter in Louisa County, crossing the north-south Highway 161 (218). The route jogged south in the downtown and continued west along W. Madison Street to the south of the West Side Residential Historic District and Sunset Park. Additional commercial development followed along this corridor, further solidifying the south boundary of the west side residential neighborhood. Services in the community evolved with the local Washington Telephone Company sold to the Iowa Continental Telephone Company in November 1929.<sup>206</sup> In August 1929, Iowa Southern Utilities presented a report and recommendations to the light committee of Washington city council on the need for improved street lighting. In addition to underground wiring, the city was proposed to be divided into three circuits: 1 – Business district, Washington Boulevard, and Sunset Park; 2 – west of Second Ave and north of alley south of Main and north of railroad tracks; 3 – all other parts of city.<sup>207</sup> The plan was accepted by city council in early September, with direction to start with the business district and then move to the residential areas. While the estimated cost for all underground wiring was \$62,700, they allocated \$20,000 to begin the work. The present metal poles were specified to be reused for the new lights.<sup>208</sup> The 12 light standards in Sunset Park were the first lights to be upgraded to the new system. The 20-year-old 110-volt system with three-light design on a cross bar were

<sup>201</sup> *Evening Journal*, August 4, 1928, 5

<sup>202</sup> He later died on October 27, 1930.

<sup>203</sup> "Haney and Bailey are Re-Appointed," *Evening Journal*, April 4, 1929, 1

<sup>204</sup> "Miss Marian Stewart to Head Park Board," *Democrat-Independent*, April 11, 1929, 1

<sup>205</sup> "Look Them Over," *Evening Journal*, August 10, 1929, 4; "Plan Pavement for Sunset Park," *Evening Journal*, August 24, 1929, 1; "Award Contract to Pave Park Roadway," *Evening Journal*, September 19, 1929, 1

<sup>206</sup> Fisher 1978: 129

<sup>207</sup> "I.S.U Proposes Light System for Washington," *Democrat-Independent*, August 15, 1929, 1

<sup>208</sup> "Will Re-Build City's Street Light System," *Evening Journal*, September 5, 1929, 1



West Side Residential Historic District

Name of Property

Washington County, Iowa

County and State

removed, with a single light units of a more modern and artistic design installed on the center of the pole with greater illuminating capacity (5-kilowatt, 6.6 amp, constant current). The result was brighter lights with a 40-50 percent greater efficiency. The lights were completed in Sunset Park on October 8, with the public invited to visit the park to examine the new modern lights that would be installed next around the square in downtown.<sup>209</sup> Work on the lights around the square and for a block in each direction was started later in October, with lamp posts similarly remodeled to remove the cross bar with three lights and install a single large globe.<sup>210</sup> On November 4, 1929, city council voted to allocate additional funds to extend the new street lighting system down W. Washington Boulevard from downtown for the four blocks to Sunset Park, and work started on lighting that street in the middle of the month when work was completed downtown. Wires were moved underground, same as downtown, with wires above ground in Sunset Park.<sup>211</sup> The project was completed by the end of the month, with lights of 250 candle power on the residential block as opposed to 600 candle power around the square.<sup>212</sup> These light poles remain in place along W. Washington Blvd from downtown to Sunset Park through the West Side Residential Historic District, continuing to provide lighting for the neighborhood (Map #149). Plans moved forward in spring to upgrade street lighting throughout the remainder of Washington, with the city covering \$8,000 and Iowa Southern Utilities contributing \$20,000 towards the project.<sup>213</sup>



Figure 27. Historic view of the 500 block of W. Washington Blvd in the 1930s, depicting the brick street with boulevard, growing shrubs, and historic light fixtures (Washington County Historical Society).

<sup>209</sup> "Sunset Park Has Fine New Lights," *Evening Journal*, October 9, 1929, 1

<sup>210</sup> "Work Started on New City Lights," *Evening Journal*, October 26, 1929, 1

<sup>211</sup> "New Lights for West Washington," *Evening Journal*, November 5, 1929, 1

<sup>212</sup> "Jordan Pleased with New Lights," *Evening Journal*, November 27, 1929, 1

<sup>213</sup> "To Light Rest of Streets in Spring," *Evening Journal*, January 8, 1930, 1

West Side Residential Historic District

Name of Property

Washington County, Iowa

County and State

### Limitations on residential development, 1930-1945

The stock market crash in 1929 would set the tone for the economic conditions through the 1930s, resulting in limitations on residential development and construction. The 1931 Sanborn map shows the extent of development in Washington entering this decade. The city limits in 1931 are depicted as identical to 1917, resulting in Smouse's Highland Park Addition remaining to the north of the city and Smouse's 2<sup>nd</sup> East Side Addition and Shannon Heights remaining to the east of the city. The detailed maps include all the blocks in the West Side Residential Historic District, indicating the density of the development in the neighborhood by this time (Figure 28). With 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, 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 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. A number of property owners continued to own multiple lots, retaining vacant land adjacent to their house. The vacant land to the south of the L.S. Patterson house on W. Main Street (717 W. Main St, Map #134) on the north side of W. Washington across from Sunset Park was a depression, which was filled with dirt from the excavation of the basement for the new Masonic Temple in May 1930. These lots would be developed with new housing in the early 1950s (Map #88-91), with the increased demand for houses and availability of building materials.<sup>214</sup>

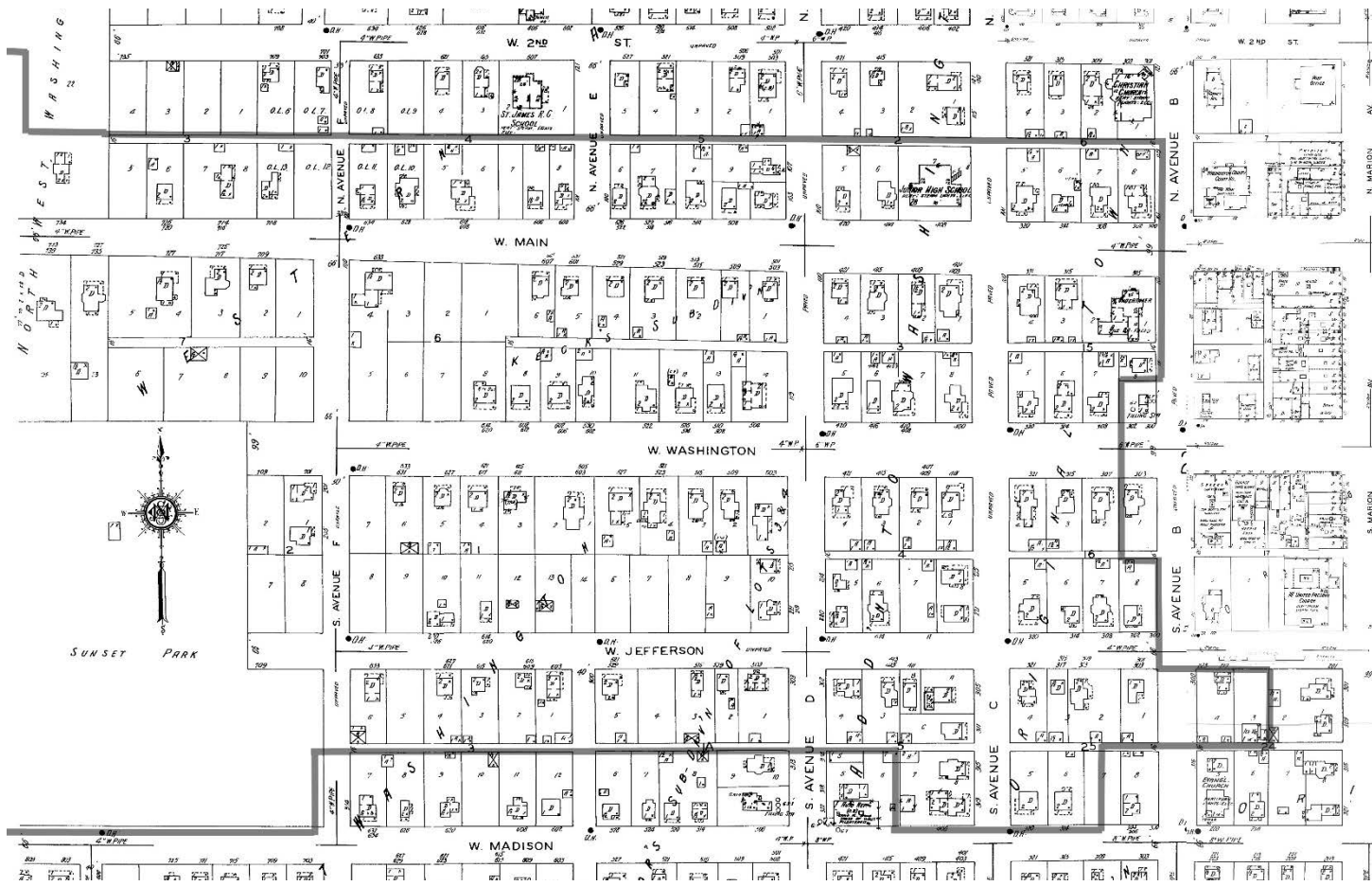


Figure 28. Map of the west side of Washington in 1931, with historic district boundary overlaid (Sanborn Map Company 1931; McCarley 2017).

<sup>214</sup> "Basement Digging Draws the Crowd," *Evening Journal*, May 24, 1930, 1

West Side Residential Historic District  
Name of Property

Washington County, Iowa  
County and State



**Figure 29. Aerial photograph of Sunset Park in the 1930s, with park boundary, park board acquisitions, and historic district boundary overlaid (Iowa Geographical Map Server; McCarley 2017).**

A historic aerial photograph of Washington shows that Sunset Park was filled with mature trees by the early 1930s (Figure 29). The park was nearly square, with the northeast corner consisting of two houses that remained separate from the park. The southern one sold in February 1931 to Mr. and Mrs. H.G. Richardson, with the newspaper noting: "This is the house which overlooks Sunset Park, and has one of the prettiest outlooks in Washington."<sup>215</sup> William A. Cook died in June 1931, and J.E. (Ernest) Lemmon was appointed as park commissioner to fill his seat, a position he would hold until 1950. He joined Mrs. Marian (Stewart) Bailey and John F. Simpson on the park board. Several improvements are noted in the park in 1931. The park commissioners were recognized for the time and interest that they devoted to improvements in the park, carrying on a tradition of the earlier park commissioners. Sunset Park was noted as "primarily a pleasure park, with much attention given to the needs of the children." Swings were found in the northwest corner. The fountain, wading pool, and a new brick oven were found in the northeast corner. The log cabin was in the southwest corner, along with a drinking fountain, new brick oven, big swing to the west, and baby slide and baby swing to the east. New "ocean wave" equipment had been added, as well as several teeter boards, new

<sup>215</sup> *Evening Journal*, February 7, 1931, 5

West Side Residential Historic District

Name of Property

Washington County, Iowa

County and State

tables, and seats. Tennis courts were in use daily, and the park board had plans to mark the 25 varieties of trees for educational purposes. An ornamental fountain with a swan was presented to the park board by the family of the late C.N. Stewart of Washington in July 1931, placed in the northeast corner of the park across from the Mann drinking fountain. The newspaper noted: "Sunset Park is known all over the state, people coming from long distances to take advantage of the many things offered. The pleasure parties are enthusiastic, some insisting it is the nicest place of the kind in the state."<sup>216</sup> Two new regulation tennis courts were built across the drive to the west from the old court in July 1931, with the area graded and clay top installed. A new merry-go-round with a capacity of 35 children was also purchased and installed.<sup>217</sup> While many of the individual resources throughout Sunset Park have been upgraded, the overall usage of areas of the park, and combination of natural grounds and recreational areas, remains intact in this historic landscape.

While the economic issues that began to significantly affect the country after the stock market crash of 1929 appears to have taken a few years to reach Washington, by the 1930s the onset of the Great Depression impacted this community as well. Both banks and the loan association were closed and replaced over a period of three years. The Commercial Savings Bank operated on the west side of the square at 121 S. Marion Avenue until October 5, 1931, with the Washington Loan and Trust Company closing in conjunction with it.<sup>218</sup> The Washington State Bank was organized in its place, opening in April 1932 with 50% of deposits transferred to it from the bank in receivership. Through receivership, the building of the closed bank was transferred to the new Washington State Bank, which was a member of the new F.D.I.C. Officers included Glen Barclay, president (614 W. Washington, Map #77); Ross F. Davis, vice president; and Lee Holland, cashier.<sup>219</sup> The directors of Washington National Bank faced similar issues with assets by the end of 1932, and they presented a plan to reorganize without liquidating or going into receivership by having depositors sign waivers and transfer assets to a newly organized bank. The plan moved forward, and the new National Bank of Washington opened on December 1, 1933. Directors of the new bank included Winfield Smouse (president), Ralph E. Dougherty (Smouse's son-in-law), C.E. Negus (vice president), George E. Gilbert, and W.F. Fleming.<sup>220</sup> In 1934, the Washington Federal Savings and Loan Association was organized by C.R. McCutchen, opening initially in the old space of the Washington Loan and Trust Company before moving to N. Marion in 1936. The purpose of this organization was to help finance the construction and purchase of new homes within a 50-mile radius of Washington.<sup>221</sup>

Further efforts were made to improve Sunset Park in the early 1930s. Discussions on construction of a community swimming pool on the Ziegler property at the west end of Sunset Park moved forward in summer 1931 with the American Legion sponsoring undertaking, a project that was then scrapped on October 7 after the closure of banks in Washington.<sup>222</sup> In September, the park board bought the old Graham property just north of the west end of the park from Mr. and Mrs. H.F. White for \$1,000 for additional space for picnics. The W. Main Street entrance extended along the west side of the parcel, fully incorporating this previously donated drive into the park.<sup>223</sup> The house and buildings on the property were cleared, with development of the "new

<sup>216</sup> "Improvements are Made at Sunset Park; Fountain is Donated by Stewarts," *Evening Journal*, July 3, 1931, 4

<sup>217</sup> "Build Tennis Court in Park," *Evening Journal*, July 16, 1931, 5

<sup>218</sup> "Two Washington Banking Institutions Close Monday," *Democrat-Independent*, October 8, 1931, 1

<sup>219</sup> "Barclay to be Head of State Bank," *Democrat-Independent*, January 21, 1932, 1; "Washington State Bank," *Evening Journal*, County centennial edition, July 1936, 73;

<sup>220</sup> "Explain National Bank Plans Tonight," *Evening Journal*, January 19, 1933, 1; "The National Bank of Washington," *Evening Journal*, November 28, 3)

<sup>221</sup> C.R. McCutchen served as secretary-treasurer, with Ralph Scott as president. Directors included C.C. Wilson, D.D. Sherman, L.H. Orr, George Breitenbach, C.V. Crull, Dr. W.L. Alcorn, C.J. Jungbluth, Ralph Thompson, and C.R. McCutchen. ("Savings and Loan's Association's Loans Now Over Million Dollars," *Evening Journal*, January 16, 1932, 9)

<sup>222</sup> The location would later be the site for the construction of the municipal pool, finally completed in 1957. "Swimming Pool Location Picked," *Evening Journal*, August 25, 1931, 1; "Swimming Pool," *Democrat-Independent*, August 29, 1931, 3; "Legion Boosting Swimming Pool," *Democrat-Independent*, September 12, 1931, 4; "Crone Becomes New Legion Head," *Democrat-Independent*, October 8, 1931, 1

<sup>223</sup> "Acquire Grounds," *Democrat-Independent*, September 5, 1931, 3

West Side Residential Historic District

Name of Property

Washington County, Iowa

County and State

addition” to the park largely completed by the Garden Department of the Fortnightly Club in conjunction with the park board. They donated a pink hawthorn tree in April 1932, and the club made plans to build a rock garden using rocks from the foundation of the old house.<sup>224</sup> The newspaper reported on the progress of the rock garden through May, including a pool and plants appropriate for use on rock walls and at the edge of the pool.<sup>225</sup> Much of the labor was provided by park caretakers Tom Deal and Francis Skipton. By the end of May, the new addition to Sunset Park had two pools, a small bog garden, a rock garden, and new trees.<sup>226</sup> While economic conditions were restricting many activities, Sunset Park offered an escape and setting for family gatherings. The newspaper reported that a new record for usage was set on Sunday August 21, 1932, with 512 automobiles counted in the 12 acre park at 11:00 AM and the number increased to over 700 by the end of the day. John F. Simpson estimated close to 3,000 people in the park, and it was necessary for him to bring extra tables into park for some of the family reunions as the regular supply was exhausted.<sup>227</sup> With the population of Washington recorded at 4,812 in 1930, people numbering more than half of the town’s population were found enjoying Sunset Park. The rock garden was further developed and completed by July 1933, noted then with rock borders from the foundation stones, cement steps used for stone benches, an imitation stream installed that spilled into a lily pool, and goldfish and frogs. The Garden Department had carefully selected the plants for the areas, and it had been developed as a natural feature for the park.<sup>228</sup> Park commissioner and retired contractor John F. Simpson died suddenly in July 1933, with his obituary noting that Sunset Park had been greatly improved and beautified in his time on board since April 1, 1929.<sup>229</sup> Frank B. Miller (527 W. Washington, Map #69), the neighbor of park commissioner Marian Bailey (603 W. Washington, Map #80), was appointed to take place his seat on the park board. These three park commissioners in place in 1933 – J.E. Lemmon, Frank B. Miller, and Marian Bailey – would be continuously reelected to serve until 1950, 1953, and 1961 respectively.

Construction was slow through the 1930s and into the 1940s, though it did not shut down completely. However, assessor records show less than 50 extant houses with noted construction dates from 1930 to 1939 scattered throughout Washington, 17 with a 1940 date indicated, and only another six with constructions dates noted as 1941 to 1944.<sup>230</sup> Thus, the majority of the residential development of Washington by 1940 was completed prior to 1930. Work for contractors was thus scarce during the early 1930s. In January 1933, Lawrence E. Wilson dissolved his partnership with Nick Roth, and he became manager for the new Eclipse Lumber Company yard in Washington.<sup>231</sup> Through his past experience with The White Yard Company and partnership with Nick Roth, L.E. Wilson was noted to have experience designing and overseeing the construction of many homes in the community, which would fit nicely in the Eclipse plan of “selling you a house complete.” Any resident was invited to visit the new yard and have him explain the “Eclipse Idea” to help residents solve their building problems.<sup>232</sup> In December 1932, the Wallace Lumber Company was sold to the new Washington Lumber and Fuel Company.<sup>233</sup> The 1934 telephone directory again did not include listings for carpenters, contractors, or masons. Two companies are listed under lumber companies: Eclipse Lumber Co (L.E. Wilson, manager; 400 E. 3<sup>rd</sup> St) and Washington Lumber and Fuel Company (301 N. Marion). The real estate listings for prospective buyers were down to four: Breitenbach & Dayton, O.K. Clapper, L.H. Orr, and Win Smouse.

<sup>224</sup> “Garden Club Will Contribute a Tree,” *Evening Journal*, April 30, 1932, 1; *Evening Journal*, April 30, 1932, 3

<sup>225</sup> “Committee Wants Plants for Sunset,” *Evening Journal*, May 10, 1932, 4; “May 26 will be day to visit gardens,” *Evening Journal*, May 13, 1932, 6

<sup>226</sup> “Washington Gardens Provide Great Interest for Many People as “Open Garden” Day Observed,” *Evening Journal*, June 2, 1932, 6

<sup>227</sup> “New Record Set at Sunset Park,” *Evening Journal*, August 22, 1932, 1

<sup>228</sup> “Rock Garden Completed at Annex to Park,” *Evening Journal*, July 22, 1933, 1

<sup>229</sup> “Chairman of Park Board Dies Sunday,” *Evening Journal*, July 24, 1933, 1, 6

<sup>230</sup> Database courtesy of Washington County Assessor; construction dates noted have not been confirmed through research but reflect the general dates included in the database.

<sup>231</sup> The company had its general offices in Clinton, and it operated 35 lumber and coal yards. The Eclipse Lumber Company had recently bought Pauls Lumber Company, with George Pauls Jr. retained as assistant manager under Wilson.

<sup>232</sup> “Wilson Manager of Eclipse Yard,” *Evening Journal*, January 13, 1933, 1

<sup>233</sup> “Washington Lumber and Fuel Co.,” *Evening Journal* – Centennial Celebration, August 1939, 10



West Side Residential Historic District

Name of Property

Washington County, Iowa

County and State

Sunset Park continued to be popular through the middle of the 1930s. At least 1,500 people were noted in the park for the weekly concert of the Municipal Band on Sunday August 19, 1934, and cars from 12 Iowa counties and four other states were observed in the park.<sup>234</sup> Sunset Park was the setting for 11 concerts by the Washington Municipal Band and two concerts by the Fairfield band in 1934, in addition to scores of picnics, family reunions, outdoor meetings for organizations, and community events.<sup>235</sup> Repairs were completed on the log cabin by D.A.R. in 1934 as well, with the cabin rededicated on November 6 (Map #150-D2). The cabin was more than just a memorial to pioneers; it also served an educational purpose for young children in the area.<sup>236</sup> More than 1,300 registered visitors were recorded to the log cabin in 1934.<sup>237</sup> Sunset Park also continued to be busy through the winter for recreation. The bottom of the slough was again flooded in January 1935 for ice skating, and the park was closed to automobiles to allow for safe coasting on the hillsides for the children.<sup>238</sup> "Relief labor" was utilized by the park board in early 1935 to remove some large stumps and to widen some of the drives in Sunset Park with gravel, improving the parking situation along the sides.<sup>239</sup> W. Jefferson Street from S. Marion to Sunset Park was also improved in summer 1935 when it was paved with crushed gravel, improving access to the park from this road.<sup>240</sup> A small strip of land was acquired to the west of the boundary of Sunset Park in 1935 from Verice and Mary Beliel, with a 16.5' strip for a drive along the south side of their house lot (continuing the north drive in the park off of W. Washington) and a 49.5' by 283' strip to the west (which appears to have been developed for a maintenance building) (Figure 29). Washington was recognized as fortunate to have both Central Park and Sunset Park as community assets in February 1936, with Sunset Park noted as "one of the items that has added to the fame of Washington all over this part of Iowa."<sup>241</sup> The park board applied for additional improvements for Sunset Park as a Works Progress Administration (WPA) project in September 1936, with approval following in October. Work estimated for 20 men for 60 days in late 1936 included some landscaping, repairs on bridges, piping water to the west of the park, resurfacing some of the drives, and painting buildings. The drives were surfaced with crushed rock with a top coat of Missouri asphalt, similar to material on W. Madison Street (state highway 2).<sup>242</sup> A supervised summer play project was held in Sunset Park in summer 1937, with trained professionals provided employment to instruct children in woodcraft, leather work, etc. for useful employment skills.<sup>243</sup>

The county centennial spurred the issuance of a special edition of the *Evening Journal* in July 1936, highlighting Washington and its businesses. The Washington Chamber of Commerce had been recently organized in May 1935, continuing the purpose of the earlier Commercial Club. Three factories in town received special attention, noted as relatively recent businesses in the history of the community: the McCleery calendar factory (dating to 1905), American Pearl Button Company (1908), and the Curran Company (1929). The American Pearl Button Company was the largest employer, with 230 men and women on the payroll. The H. & A. Baking Company was also noted as successful in Washington for 11 years, moving several years previously to a larger plant.<sup>244</sup> These industries were located near the railroad tracks, while the downtown remained the heart of the retail, governmental, and public/community functions. Over 160 businesses were highlighted in the newspaper edition through articles and advertisements, offering every type of goods and service expected in a community and county seat. The majority of the stores remained local businesses, but branches of J.C. Penney Company (1924), Montgomery Ward (1929), Gamble Store (1933), Coast to Coast hardware store, Thomassen's IGA Food Market, Benteco Food Store, and A&P Food Stores operated in town.

<sup>234</sup> "Many Reunions at Sunset Park," *Evening Journal*, August 20, 1934, 1

<sup>235</sup> "Postpone Final Concert in Park," *Evening Journal*, September 15, 1934, 1

<sup>236</sup> "State Regent Visits D.A.R. on Day of Cabin Dedication," *Evening Journal*, November 7, 1934, 3

<sup>237</sup> "Parks Here Are Well Cared For," *Evening Journal*, February 14, 1935, 21 (7)

<sup>238</sup> "Provide Skating at Sunset Park," *Evening Journal*, January 24, 1935, 1

<sup>239</sup> *Evening Journal*, May 16, 1935, 8; "Open Air Stove at Sunset Park," *Evening Journal*, June 17, 1935, 1

<sup>240</sup> "City Plans to Surface 6 Miles of Streets," *Evening Journal*, May 7, 1935, 1, 2; *Evening Journal*, June 5, 1935, 7

<sup>241</sup> "Sunset Park Popular Spot with Visitors," *Evening Journal*, February 20, 1936, 1

<sup>242</sup> "First Approval on Park Project," *Evening Journal*, September 29, 1936, 1

<sup>243</sup> "Urge Relievers Take Other Jobs," *Democrat-Independent*, July 21, 1937, 1

<sup>244</sup> "Washington's Manufacturing Plants Today Would Surprise Pioneers," *Evening Journal*, County centennial edition, July 1936, 58



West Side Residential Historic District

Name of Property

Washington County, Iowa

County and State

The drug store of Phillips and Hebner was a Walgreens store that also offered Kodaks. Additionally, the McCormick-Deering Store (International), the Farmers Implement Store (John Deere), automobile dealerships selling Hudson-Essex, Studebakers, Chevrolet, Oldsmobile, General Motors, Chrysler, and Plymouth vehicles, and gas stations associated with Phillips, Standard, Shell, Diamond, and Sinclair were also found in town.<sup>245</sup> Farmer's Mutual Insurance Association of Washington County in the former bank at 100 S. Iowa had around 3,400 policy holders in this period, including more than 95% of the farmers in the county.<sup>246</sup>

The industries and businesses of Washington helped spur increased economic activity locally by the middle of the 1930s, resulting in renewed residential development. With some housing construction noted in town, the *Evening Journal* issued their "Better Homes Edition" on May 28 to promote 1937 as the year for building. The edition noted residents who were active in building modern homes for Washington, with C.G. Schmoeller and J. Martin White active in building several new homes. Schmoeller noted that there was room for more small homes in Washington, and he never had trouble renting his properties, which totaled 12 rental houses currently.<sup>247</sup> Across the country, it was also noted that there had been a revival of home building in the last few years, since the creation of the Federal Housing Administration (FHA) in the National Housing Act of 1934. The number of single family homes built in 1936 were approaching the numbers built in 1929, prior to the start of the Depression.<sup>248</sup> While large homes utilized the latest in architectural styles, the majority of the homes built in the 1930s were small homes designed for economy. National discussions on the ideal house received greater attention with the drop in the building industry and increasing foreclosure rate. The Federal Housing Administration issued Principles of Planning Small Houses in 1936 to provide basic house plans that provided maximum accommodations with a minimum of cost. The standard form, which has been termed a "minimum house" or "minimal traditional house," incorporated a side gable design, central entry, and little if any ornamentation, including small eaves.<sup>249</sup>

In addition to promoting construction, the Better Homes Edition of *Evening Journal* also included several articles on aspects of the "better home" to build in Washington. The house chosen for the cover page was a Tudor Revival house, and this style of house was depicted throughout the other articles and advertisements for modern homes in the edition. Typical features included steeply pitched gable roofs, large chimneys (often in front), entry vestibules, multi-light windows, and stucco eaves with half-timbering. While large Tudor Revival homes were built in larger cities, the style was also adopted to smaller houses, which were popular in smaller towns like Washington.<sup>250</sup> Plans were included for a minimal traditional house and for a traditional Cape Cod Revival house as well, a simple one-and-one-half-story, side-gable dwelling with six-over-six-light double-hung windows, two front dormers, and a setback attached garage.<sup>251</sup> Over the past decades, it was noted that there had been a trend towards smaller homes with lower ceilings. Owners had realized that the space associated with the high 10-12 foot ceilings of Victorian houses was wasted. With a return to simpler Colonial types of architecture, lower ceilings also restored proportions of rooms to those of early homes.<sup>252</sup>

New construction continued to be slow through the end of the 1930s in Washington, as noted. In February 1938, the newspaper noted that building costs remained high, which kept the construction of new residences down. Overall, real estate men believed that there were not enough modern homes to supply the demand for housing in Washington, and the new federal housing program with easier payments might help spur additional construction.<sup>253</sup> In the West Side Residential Historic District, only one property had construction in the 1930s,

<sup>245</sup> *Evening Journal*, County centennial edition, July 1936

<sup>246</sup> *Evening Journal*, County centennial edition, July 1936, 99

<sup>247</sup> "Men Who Replace Old Houses with New Ones are Public Benefactors," *Evening Journal*, May 28, 1937, 3

<sup>248</sup> *Evening Journal*, May 28, 1937, 3

<sup>249</sup> Ames and McClelland 2002: 60-62

<sup>250</sup> McAlester 1997: 355-358

<sup>251</sup> *Evening Journal*, May 28, 1937, sec 2, page 4

<sup>252</sup> "Trend to Lower Ceilings," *Evening Journal*, May 28, 1937, 3

<sup>253</sup> "More Sales of Farm Land are Expected," *Democrat Independent*, February 9, 1938, 7

West Side Residential Historic District

Name of Property

Washington County, Iowa

County and State

though the owner built two houses on this lot at 215 W. Jefferson (Map #1; Iowa #92-00728). The first was a simple hip-roof house set back on the lot, built in 1934.<sup>254</sup> Thomas Berdo was a real estate agent, then listed as living at this address in the 1935 city directory. They then built the more stylistic one-and-one-half-story Tudor Revival house on the front portion of the lot in 1939. The *Evening Journal* notes on June 7, 1939 that T.H. Berdo and wife plan to move into their new house at 215 W. Jefferson about September 1. They had been working for the last few months on their five room "Cape Cod" cottage (Tudor Revival) located on the front portion of the lot where they had built a few years ago.<sup>255</sup> The earlier small hip-roof house then became a rental property. Numerous articles were written in the late 1930s about the need for small houses for rental purposes in Washington, so this house filled that need.

The Washington Park Board continued to utilize the program of the Works Progress Administration (WPA) to complete additional projects in Sunset Park. The park board consisting of chair Frank B. Miller, J.E. Lemmon, and Mrs. Delbert Bailey were commended for making use of every means available to make Sunset Park into a fine pleasure ground. In the winter of 1937-38, five or six men under the WPA program worked consistently on improvement projects under their direction. The men removed dead limbs on trees, grubbed out stumps, installed birch railings on bridges to add to their appearance, and completed minor items of improvement on the pavilion. Some trees that had grown too close together were removed, with two elms moved to Central Park. In the addition, tiling was added to the north end of the rock garden, shrubs were planted, and cobblestone walks were installed. The south road was surfaced with rock, and the nine-foot drives were widened so that two cars could pass. By February 1938, one "fireplace" had been completed, with two more planned to be constructed (Map #150-B6). Rock was utilized from the quarry at Grace hill is being used for surfacing and also for constructing the fireplaces, as well as for surfacing roads.<sup>256</sup> By May 1938, considerable improvements were noted as completed at Sunset Park using WPA labor. Two more stone fireplaces had been completed in the park, bringing the total available to picnic groups to three. Birch had been added for new railings for bridges, and some new furniture made of birch had been installed in the park. Crushed rock continued to be placed on drives to get them ready for the season.<sup>257</sup> By the end of 1938, a total of 300 tons of crushed rock were placed on the roads in the park, with shoulders of rock added to roads that were previously paved. The wading pool had been cleaned and painted, with a rock walk built around it. Four open air fireplaces were built in total at Sunset Park in 1938 (Map #150-B6). Additionally, corner posts of rock were erected at the gateway on the west side of the park (Map #150-H1), at the east end of the strip of land acquired in 1935 at the west edge of the park.<sup>258</sup>

Though the county centennial was a relatively distant memory, Washington geared up for its town centennial in 1939. In 1938, the chairman of park board, J.E. Lemmon, saw a fountain with colored lights in Missouri and worked to install a similar one in Washington as part of the centennial celebration in 1939.<sup>259</sup> The old Central Park fountain was dismantled, and the stone basin was moved to Sunset Park (Map #150-D3).<sup>260</sup> In addition, publicly funded projects reached an all-time high in Washington in 1939, with Lincoln School built on the south side of town, Stewart School built on the north side of town, an underpass constructed on N. 2<sup>nd</sup> Avenue, a new armory built for Troop F of the 113<sup>th</sup> Cavalry on the north side of town, and improvements to the cemetery road under construction. The projects were completed with local bonds and money from the Works Progress Administration (WPA).<sup>261</sup> As part of the project to construct an underpass at the Rock Island and Milwaukee

<sup>254</sup> "Mr. and Mrs. Tom Berdo are planning to move into their new house on West Jefferson street on Monday," *Democrat Independent* on October 4, 1934, page 7

<sup>255</sup> "Housing Situation in Washington Improves; Residences are Built," *Evening Journal*, June 7, 1939, 1

<sup>256</sup> "Improvements in Sunset Park," *Democrat-Independent*, February 9, 1938, 12; "Any Birch Trees For Park Board?" *Evening Journal*, March 31, 1938, 1

<sup>257</sup> "Mrs. Bailey is Park Board Head," *Democrat-Independent*, May 4, 1938, 1

<sup>258</sup> "Washington Has Popular Sunset Park," *Democrat Independent*, February 16, 1939, 9

<sup>259</sup> "Fountain Idea Conceived Over Year Ago," Centennial Celebration, *Evening Journal*, August 1939, 5

<sup>260</sup> "Beautiful Parks," *Evening Journal*, June 17, 1939, 4

<sup>261</sup> "Spend Nearly \$500,000 for Public Works," Centennial Edition, *Evening Journal*, August 1939, 74

West Side Residential Historic District

Name of Property

Washington County, Iowa

County and State

railroad crossing on N. 2<sup>nd</sup> Ave, a number of houses were moved from this area. One bungalow, owned by carpenter William Kos from 1919 to 1938, was moved to 303 W. Jefferson for Andrew C. and Annie Polis to replace the earlier house owned by the Bidwell brothers on the lot (Map #9; Iowa #92-00732). Additionally, about 24,000 cubic yards of dirt were removed, with arrangement made for the city to use it to fill some depressions in Sunset Park. Additional dirt was used to fill in the dumping ground at the south end of the L.S. Patterson property just north of the park. This area was then planted with grass, greatly improving the appearance of park at the W. Washington entrance.<sup>262</sup>

By early 1939, it was noted that real estate sales and construction were increasing in Washington. Overall, there was more demand for houses and construction of rental houses as an investment. The Washington Federal Savings and Loan was noted as helping create better conditions for buying and selling of homes through their mortgage program. Realtors were seeing a consistent and steady demand for town property to rent or sell, with not enough modern homes available.<sup>263</sup> Excitement over increased residential construction continued into 1940. The Eclipse Lumber Company was working on the construction for a new "colonial type" two-story home for Leo Sueppel at 627 W. 2<sup>nd</sup> Street. Under the new Federal Housing Administration program, the Eclipse Lumber Company had also been awarded the contract to build a set of FHA model homes under the direction of manager L.E. Wilson. The company filed the only new plat in this period – an eight-lot subdivision in Out Lots 1 and 2 of Chilcote's Addition in the 900 block of S. 4<sup>th</sup> Avenue. The first home was noted as under construction in May 1940, with four others then built in 1940 to 1942. The FHA program was noted as attracting increased attention as only 10% down payment was required and monthly payments for mortgages were lower than rent payments.<sup>264</sup> This set of small attractive dwellings was noted in 1950 as the start of the federal housing program in Washington, with a total of 25-30 homes built through the program in Washington through the 1940s.<sup>265</sup> By August 1940, the *Evening Journal* reported that new houses were springing up in every section of town, something not seen in many years. The new loan programs that made it easier to own a house were credited with the revival.<sup>266</sup>

The 1930s ended and the 1940s started with similar projects in Washington as two decades earlier at the start of the 1920s. On February 1, 1939, Highway 2 through town became Highway 92 and continued to send travelers across the state through Washington. As a result, the first roads in Washington were blacktopped in 1939, with additional town roads blacktopped in 1940 and 1941. The brick streets from the early 20<sup>th</sup> century around the square remained in place.<sup>267</sup> The brick street was also retained on W. Washington Boulevard through the West Side Residential Historic District. While Washington had a number of brick and concrete streets, dirt streets still came within a block of the square. Approximately three miles of roads were surfaced in the first year, with an additional three miles the next year. The program continued into the 1950s, with earlier roads sealed with a new coat every three years.<sup>268</sup> The 1941 city map shows the route of Highway 92 from the east into town on Washington, jogging south two blocks on 2<sup>nd</sup> Avenue, and continuing west on Madison out of town (Figure 30). Highway 1 entered on the west side of town, joined 92 along Madison, turned along on 2<sup>nd</sup> Avenue and then continued north on this street past the town limits before angling over to continue north on Marion into the country. The strong local businesses weathering the Depression, move of rural residents into towns, and Orville Elder's note in April 1926 about Washington's potential as a commuter town likely contributed to the population growth from 4,814 in 1930 to 5,227 in 1940 – three-quarters of the growth of the previous three decades combined in one decade. The increase in population likewise contributed to the need

<sup>262</sup> "Deals for Property Needed in Constructing Underpass Nearly Completed; Let Contract Soon," *Democrat Independent*, May 1938; *Democrat Independent*, July 20, 1938, 2; "Washington Has Popular Sunset Park," *Democrat Independent*, February 16, 1939, 9

<sup>263</sup> "Real Estate Men Say Farm Land Situation Encouraging," *Evening Journal*, February 16, 1939, 36, sec 4, page 4

<sup>264</sup> "Start Building of New Houses," *Evening Journal*, May 2, 1940, 1)

<sup>265</sup> "L.E. Wilson Planned, Built Many Washington Homes," *Evening Journal*, August 5, 1950, 8

<sup>266</sup> *Evening Journal*, August 10, 1940, 3

<sup>267</sup> "Street Improvements Show Continuing Progress," *Washington Evening Journal*, 60<sup>th</sup> Anniversary Edition, February 27, 1953, 22

<sup>268</sup> "New Surface Blacktop on Sixty Blocks," *Evening Journal*, September 30, 1955, 4

West Side Residential Historic District

Name of Property

Washington County, Iowa

County and State

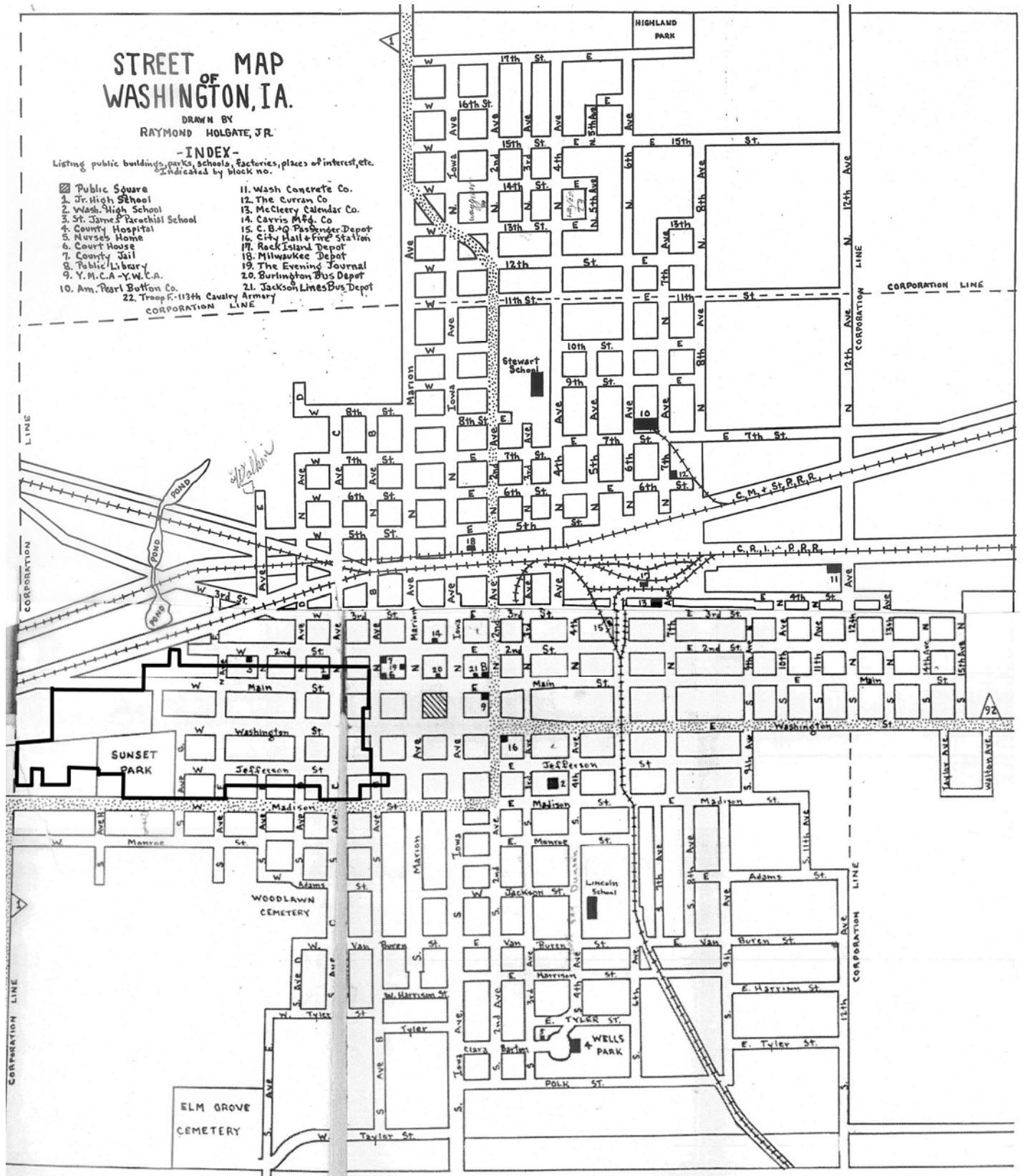


Figure 30. Map of Washington in 1941, with historic district boundary overlaid (Holgate 1941; McCarley 2017).

West Side Residential Historic District

Name of Property

Washington County, Iowa

County and State

for additional housing. The map also continues to show the physical size of Washington in 1941 as similar to the size on the map in 1894, nearly 50 years prior.

With the start of World War II, however, construction would again be limited through the early 1940s. The 1943 Sanborn map shows the development of the surveyed neighborhood on the west side of Washington by this time (Figure 31). As noted, little new construction is depicted on the map, and several vacant lots remain 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 Eclipse Lumber Company (402 E. 3<sup>rd</sup> St) and Washington Lumber Company (301 N. Marion) continued to be the main two lumber companies listed in the 1941 city directory, with building materials also sold at John Shields & Sons (407 N. Marion) and the Washington Concrete Company (415 N. 12<sup>th</sup> Ave). Progress on the Eclipse Lumber Company houses on S. 4<sup>th</sup> Avenue was noted in February 1942, with three houses built in the last year. The house at 948 S. 4<sup>th</sup> Ave was sold to Earl Minear under the FHA program in July 1941, and a second had been sold to R.A. Jurgung. The third house remained for sale. Two bungalows were also noted as planned to be built.<sup>269</sup> As noted, assessor records include 17 houses with an estimated construction date of 1940 and only six extant houses with construction dates noted as from 1941 to 1944 in Washington.<sup>270</sup> Thus, the overall limited construction in the West Side Residential Historic District through the 1930s and early 1940s is consistent with residential trends in Washington through this period. Only



Figure 31. Map of the west side of Washington in 1943, with historic district boundary overlaid (Sanborn Map Company 1943; McCarley 2017).

<sup>269</sup> "Much Remodeling of Town Houses in Past Year," *Evening Journal*, February 26, 1942, 41

<sup>270</sup> Database courtesy of Washington County Assessor; construction dates noted have not been confirmed through research but reflect the general dates included in the database.

West Side Residential Historic District  
Name of Property

Washington County, Iowa  
County and State

### ***Residential Development in the Post-War Period, 1945-1970***

While construction was slow in the early 1940s due to World War II, business growth and improvements began to pick up at the end of the war and through the end of the decade. After population growth of less than 600 in the three decades from 1900 to 1930, the 1930s saw an increase of over 400 in population to a total of 5,227 residents in 1940. Significant population growth continued through the 1940s, reaching a population of 5,902 in 1950. This positioned Washington for increased residential development going into the 1950s. The growth slowed again in the 1950s, with population recorded at 6,037 in 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. However, over 80 extant houses are noted with construction dates from 1945 to 1949 in Washington, significantly more than the previous decade. 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. Construction through this period continued on previously platted lots, increasing the density of earlier neighborhoods. 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 of development of their parcels. Approximately 330 extant houses were built then in the 1960s. Development in the West Side Residential Historic District reflected this pattern, with 31 new houses built in the neighborhood in this period. Construction was completed on the remaining lots by 1969, bringing the neighborhood to full capacity. Residential construction activity appears to have peaked through this period in Washington, with less residential development then noted through the 1970s and into the 1980s. Only eight houses and the school administration building have been constructed in the West Side Residential Historic District since 1969, and there are no vacant lots in the historic district. Through this period of growth in the 1950s and 1960s, significant additions and improvements were also completed at Sunset Park. This development provided additional space for residents to utilize the park, as well as providing new amenities.

### ***Post-War Recovery and Development, 1945-1955***

The end of World War II spurred economic growth and development across the country, as well as efforts focused on community improvements. With increasing population and the anticipated return of veterans seeking to move into their own homes, prominent residents of Washington sought solutions in 1945 to address this issue. With material shortages across the country and housing costs increasing, the Federal Housing Administration was closely monitoring new construction, and community leaders from Washington met with G.S. McBride in the Des Moines office to advocate for new dwellings to be approved for construction in July 1945. A report was submitted on the community and need for housing, with permission granted in September 1945 for 15 new homes in Washington.<sup>271</sup> Around the same time, the H-2 war housing program under the FHA approved 100 new homes for Cedar Rapids in July 1945 to be sold for a maximum of \$7500 or rented for a maximum of \$65 per month.<sup>272</sup> Business continued strong for the Washington Federal Savings and Loan Association, and C.R. McCutchen retired in 1945 with Ralph Bauer taking his place.<sup>273</sup> In May 1946, a national article noted that the scarcity of building materials threatened success of government's housing program for veterans across the country. Scarce materials included asphalt shingles, insulation board, clay sewer pipe, soil pipe, gypsum wall board and lath, hardwood flooring, warm air furnaces, pipe and fittings, bathtubs, pipe and fir doors, millwork, softwood lumber, and plywood.<sup>274</sup>

<sup>271</sup> "Starting Plans to Permit Building New Residences," *Evening Journal*, July 12, 1945, 1; *Evening Journal*, September 15, 1945, 4

<sup>272</sup> "Approve New Houses Built at Cedar Rapids," *Evening Journal*, July 25, 1945, 1

<sup>273</sup> "Savings and Loan's Association's Loans Now Over Million Dollars," *Evening Journal*, January 16, 1952, 9

<sup>274</sup> "Scarce Materials Retard Building of New Residences," *Evening Journal*, May 13, 1946, 2)



West Side Residential Historic District

Name of Property

Washington County, Iowa

County and State

In December 1945, the Chamber of Commerce noted that the housing situation in Washington was growing more serious, with men being discharged daily from armed services. Jobs were available for veterans in Washington, but many were unable to find a place to live. The Chamber requested that owners of large homes consider renting extra rooms to those seeking to live and work in Washington, which would be more comfortable than additional trailers being brought in for housing. They estimated 40-50 couples were seeking rooms or apartments to rent, and anyone willing to rent space would help relieve the worst housing situation ever facing the community. The situation was projected to be temporary, with construction of new houses and additional apartments anticipated to be built.<sup>275</sup> With large homes found throughout the West Side Residential Historic District, a number were modified to accommodate additional residents. A handful of houses were specifically remodeled for multiple families, such as the former Gillespie house. The house was built by John Wilde for his daughter Amy and her husband James Work at 701 W. Washington (Map #87) known for its beautiful location at the entrance to Sunset Park. George C. and Ruby Stewart purchased the property in September 1946, and they remodeled the large two-story Queen Anne house so that several families could live there comfortably, including themselves. Painting and exterior work was completed as well.<sup>276</sup>

Residential construction activity was noted throughout 1946 in Washington. By February, contractors had materials lined up to start construction, advertising for additional hands to assist with houses that had been approved to be built.<sup>277</sup> The editor of the *Evening Journal* went on a tour in July 1946 around town of new houses built in the last year, finding 25-30 new little compact houses. He also noted that a number of people were living in trailers pending finding permanent housing, and there seemed to be trailers in every available space in town.<sup>278</sup> Harry Sowden was noted as one of the busiest men in town in May 1946, with houses under construction in his new subdivision in the 900 block of S. 6<sup>th</sup> Avenue immediately east of Eclipse Addition. A total of ten houses were built here from 1946 to 1951.<sup>279</sup> Sowden was noted in January 1947 as an architect/contractor who had already done a great deal of planning and building in Washington.<sup>280</sup> Four houses were also built on the north lots in Eclipse Addition from 1946 to 1950. Other than Sowden's Addition, no new plats were filed in the late 1940s in Washington, with further construction on previously platted lots in town.

Transportation and city services also evolved in this period following World War II. The Chicago, Rock Island & Pacific Railroad had operated in Washington since the construction of the first railroad tracks into the community in 1858. In August 1947, the Chicago, Rock Island & Pacific Railroad transferred their trains to a new cutoff between Ainsworth and Brighton, bypassing Washington to the south. By 1953, the old Rock Island railroad yards were noted as overgrown with weeds.<sup>281</sup> Railroad traffic continued through town on the Milwaukee Railroad. The need for improved city services led to two new wells being dug for the water system in the city, one in 1946 and one in 1955. Improved water quality was also offered in Washington in this period, with Culligan Soft Water Service starting in 1946. Efforts to provide housing for retired members of the community that had started decades earlier came to fruition by the late 1940s, contributing to the growth of Washington as a retirement community. The United Presbyterian Church bought the 1909 home of Senator Smith Brookhart on E. Washington, converting it for use as a retirement home in 1947 (Fulton Hall). In 1949, they completed their first major building project, converting the carriage house to residence rooms (Hebron Hall). A new three-story building, Sherman Hall, was then constructed in 1951, including a dining room,

<sup>275</sup> "Suggestion to Help Housing Problem," *Evening Journal*, December 4, 1945, 1

<sup>276</sup> "The Rocking Chair Brigade," *Evening Journal*, September 11, 1946, 5; "The Rocking Chair Brigade," *Evening Journal*, October 31, 1946, 6

<sup>277</sup> *Evening Journal*, February 27, 1946, 7

<sup>278</sup> "The Rocking Chair Brigade," *Evening Journal*, July 24, 1946, 8

<sup>279</sup> The new street in Sowden's Addition was dubbed Prospect Place, and Sowden built these houses on concrete slabs with no basements. By September 1946, the *Evening Journal* noted that Harry Sowden had sold one of his new houses, which were the latest word in efficiency - durable, practical, and attractive. ("The Rocking Chair Brigade," *Evening Journal*, May 29, 1946, 8; "Ten Years Ago Today," *Evening Journal*, May 4, 1956, 8; "The Rocking Chair Brigade," *Evening Journal*, September 16, 1946, 4; "Review of the Week's News," *Evening Journal*, October 26, 1946, 3)

<sup>280</sup> "The Rocking Chair Brigade," *Evening Journal*, January 4, 1947, 3

<sup>281</sup> "Recollections of Boyhood Written by Lloyd McCall," *Evening Journal*, November 2, 1953, 5

West Side Residential Historic District

Name of Property

Washington County, Iowa

County and State

lounge, rooms and apartments, and six-bed "sick bay." At the same time, the land to the south of the United Presbyterian Home was then platted for development of cottages for more active retired residents. The first two-bedroom cottage built in 1949 for Mrs. R.A. Acheson, a prefabricated Gunnerson Home by U.S. Steel Corporation, was followed by at least 10 more houses in the 1950s and nearly 30 in the 1960s. By 1989, 70 cottages were found in the "Cottage Plat" development built specifically for retired applicants who paid for construction and lived in the house during their lifetime<sup>282</sup>

In August 1949, the *Evening Journal* noted that the trend over the past few years was an increase in the development of the southeast section of Washington, though housing had been constructed throughout the city. Housing had been an issue since the end of the war, with the need for additional housing for returning veterans. Lumber companies and contractors estimated that more than 50 houses had now been completed since the war, along with remodeling work. With the exception of some early prefabricated houses, most of the development was traditional frame houses. Cape Cod Revival and smaller side-gable minimal traditional houses were built, with few decorative details and small eaves. Remnants of Tudor Revival houses are noted in a simplified form with the presence of gable-roof entry vestibules. Overall, the trend appears to be toward one-story houses that are more elongated, morphing into the typical ranch house form of the 1950s. Attached garages appear on some of these houses, though a number of detached garages continued to be built through the 1950s. Prefabricated houses were scattered in Washington. PermaStone was beginning to be incorporated on some facades, and a handful of houses with concrete construction with built in Sowden's subdivision. Other houses of the "basement type" were also noted as constructed. These houses had a basement dug and finished, with a roof installed, waiting for the availability of less expensive building materials for the main first story walls. Meanwhile, owners saved rent money by living in their own "basement" home. In general, new construction was scattered around town, with the exception of concentrations in the southeast part of town and near Stewart School.<sup>283</sup>

Construction continued in previously platted neighborhoods through the end of the 1940s, increasing the density of these areas. Three houses were built in the West Side Residential Historic District in this period, generally proportional to housing construction in town. All three were small one-story frame houses, reflecting the style of this period. The home of Ira W. (Tink) and Helen Shenefelt at 111 N. Avenue B follows the minimal traditional style that became popular in the late 1930s and was built into the 1940s (Map #94; Iowa #92-00772). The north half of the lot behind the c.1876 two-story house at 302 W. Main was sold to J.M. White in 1946, who was manager of the Washington Lumber and Fuel Company. With the scarcity of materials, the home took longer to finished, completed in 1947 and sold to the Shenefelts.<sup>284</sup> They previously lived at 403 W. Washington (Map #56) from 1931-1942 and then lived at 509 W. Jefferson (Map #33) from 1942 to January 2, 1948, when they then moved to this new house in the same neighborhood as their retirement home. The other two houses were built in the 700 block of W. Main Street. Contractor Earl Wood owned the vacant corner lot at 703 W. Main Street in 1945, and he built a one-story side-gable frame house with a front cross-gable section in 1945-46 for Jay and Helen Brewer in 1946 (Map #132; Iowa #92-00787). The house has a set of paired double-hung windows at the front corner, a feature that would be popular on ranch homes built through the 1950s and 1960s. The house 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.<sup>285</sup> Jay Brewer was a prominent businessman who operated Brewer's Dairy and a successful livestock farm, and he became a real estate developer by the 1950s. Across the street, the vacant corner lot and the house to the west was sold to T. Garner See in August 1949 (Map #138; Iowa #92-00793). He then built the one-story hip-roof frame house on the corner lot, using it as a rental apparently before selling it to widow Edna Stumpf in 1951.

<sup>282</sup> "U.P. Home fine retirement center," *Evening Journal*, July 1, 1976, 142; *Souvenir History of Washington, Iowa* 1989: 92-93;

"Building Trend is to Southeast Part of Town," *Evening Journal*, August 19, 1949, 7

<sup>283</sup> "Building Trend is to Southeast Part of Town," *Evening Journal*, August 19, 1949, 7

<sup>284</sup> ("Ramblings and Remnants," *Evening Journal*, April 8, 1948, 4

<sup>285</sup> "The Rocking Chair Brigade," *Evening Journal*, September 16, 1946, 4

West Side Residential Historic District

Name of Property

Washington County, Iowa

County and State

Only a handful of maintenance items were noted in Sunset Park through the 1940s, with the development of many features and improvements to drives previously completed by WPA labor in the late 1930s. Sunset Park continued to be a population location, well utilized by local residents and retaining a regional draw. The *Evening Journal* noted in August 1948: "The spirit of Abijah Savage must be happy and gratified these days. It was the generosity of this pioneer citizen that gave us Sunset Park, and the crowds of people who come there regularly to enjoy the shade, the green grass, and the picnic facilities are proof positive that the gift has found great public appreciation. Last Sunday afternoon parking room at Sunset was at a premium. Many family reunions and picnics were in progress. Numerous cars bore out-of-the-county licenses and some were from other states. Thus the influence of a generous heart carries on into the future after it has long since stopped beating."<sup>286</sup> In October 1948, Mrs. Marian (Stewart) Bailey, park commissioner and daughter of Frank Stewart, discovered an original design for Sunset Park from 1899 in her home, showing the original concept for improvements (Figure 11). The editor compared the proposed layout with the actual development, noting some similarities and some differences. The drives through Sunset Park generally followed the original design drawings, with entrances to the park at the current locations. The location of the bandstand was used for a bandstand, but the site of the pavilion was used for the log cabin, which had been originally planned for an island in the middle of the slough. New plans for the development of Sunset Park were underway, with the park board (Mrs. Bailey, J.E. Lemmon, and Frank B. Miller) working with a firm on a new overall plan. The planned improvements included a new shelter house with sanitary toilet facilities, rearrangement of the playground area, new play equipment, rearrangement of picnic area facilities, rebuilding and enlarging the present tool house, and work on the "antique bridges." The park board did not currently have funds for any improvements, with the tax levy funds only covering maintenance. Thus, while long-term plans were being developed, they would wait to be implemented until funds were available, likely from civic-minded citizens like Abijah Savage and Frank Stewart who were willing to donate money and time for the good of Sunset Park.<sup>287</sup>

The creation of a plan for Sunset Park, combined with better economic conditions, appears to have spurred some improvements in the park over the next few years. Frank Miller presented the proposed plans for Sunset Park to the members of Rotary Club in late February 1949, as well as proposed plans for a new band shell in Central Park. The funds for the latter had been bequeathed to the park board by Ralph Smith, and proposed plans to build it in the southwest corner of Sunset Park were underway. The new shelter house with modern toilets was the major improvement planned for Sunset Park, when funds might also be available for that project. Other smaller projects, such as playground equipment, were also presented.<sup>288</sup> The Leon Beatty American Legion then spearheaded an effort to raise funds for two new slides for Sunset Park, collecting sufficient funds by June to move forward with purchasing two slides for \$250. Both slides were delivered on July 26, one 24 foot slide (Map #150-E3, "Giant" slide) and one 10 foot slide.<sup>289</sup> J. Ernest Lemmon resigned from the park board in March 1950 due to health issues, having served on the board since being appointed in 1931 and marked the first change in park commissioners since 1933. Local floral shop owner Preston Wolf was appointed to finish his term, joining Marian Bailey and Frank Miller. Each park commissioner received \$3 per year, a salary equivalent to the amount they paid for bond for handling park board funds.<sup>290</sup> By June 1950, the general funds for Sunset Park had been used to widen all principal roadways in Sunset Park with asphalt to a driving width of 24 feet, permitting space for parking of cars along the edges rather than in the grass. That improvement exhausted the funds from the tax levy for the year.<sup>291</sup>

<sup>286</sup> *Evening Journal*, August 20, 1948, 4

<sup>287</sup> Bruce Cowden, "Ramblings and Remnants," *Evening Journal*, October 23, 1948, 4

<sup>288</sup> "Supt. Schell Elected as Rotary President," *Evening Journal*, March 1, 1949, 8; Bruce Cowden, "Ramblings and Remnants," *Evening Journal*, March 3, 1949, 4; "Community Projects Acted On By Legion," *Evening Journal*, June 22, 1949, 1

<sup>289</sup> "David Stanley Will Speak Here Tonight," *Evening Journal*, March 21, 1949, 1; "Council Hears Reports," *Evening Journal*, April 5, 1949, 1

<sup>290</sup> Bruce Cowden, "Ramblings and Remnants," *Evening Journal*, March 27, 1950, 8

<sup>291</sup> Bruce Cowden, "Ramblings and Remnants," *Evening Journal*, June 12, 1950, 8

West Side Residential Historic District

Name of Property

Washington County, Iowa

County and State

Little movement on the plans to actually construct a new shelter house for Sunset Park is noted until the Child Study departments of the Fortnightly Club began to circulate a petition for a \$16,000 bond issue to provide funds for improvements to Sunset Park and Central Park. As the funds for the new band shell at Central Park were provided by the bequest of Ralph Smith, the bond issue would cover the new pavilion with toilet facilities in Sunset Park, as well as some minor improvements at Central park. The park board indicated that these projects could be undertaken at the same time as a new pavilion in Sunset Park was constructed, if the matter were to be approved by voters. The bond would be paid off by an increased in the tax levy of 1 ¼ mills for three years.<sup>292</sup> By June 12, the petition had more than 400 signatures. The building at Sunset Park was estimated to cost \$12,000, and it would provide double the space of the old pavilion, as well as toilet facilities and storage space on the lower level. The location selected to the north of the log cabin was near the center of the park, as well as located on the hill, providing an ideal site for the design of a two level building with direct access to both levels.<sup>293</sup> The petition was presented at the July 3 meeting of the city council, and they voted to move forward with a special election for the \$16,000 bond issue to construct adequate shelter and toilet facilities at Sunset park, as well as fund the construction and repair of walks and improvements to the fountain in Central Park.<sup>294</sup> The sketch of the new shelter house was prepared by local contractor Harry Sowden, including space for multiple picnics and outdoor cooking facilities.<sup>295</sup>

The bond issue for the new shelter house at Sunset Park was approved on July 31, 1950, with the park board moving forward immediately with construction drawings for bids.<sup>296</sup> The \$16,000 in bonds were purchased locally by Washington State Bank, and the bid for construction from Eclipse Lumber Company was accepted in late October. As the contract was approved, the national shortage of construction materials led to a new federal law prohibiting construction of places of amusement or recreation.<sup>297</sup> Work started on November 4 while they sorted out if the law applied or not, as the bid was approved the day prior to the law, as work needed to move forward to pour concrete yet this season. The foundation walls were poured prior to cold weather setting in, with work on the remainder of the 30 by 50 foot shelter house finished in spring. By December 13, the park board had an official federal waiver to proceed with construction, as the contract was awarded prior to the order and it would be an undue hardship to apply order.<sup>298</sup> On July 2, 1951, the ceremony was held for the presentation of the new pavilion to the public (Map #150-B1), with the efforts of the Fortnightly Club recognized in spearheading the efforts. The new shelter house, or pavilion as the old one was called, was designed by Harry Sowden and constructed by Glen Sakulin of Eclipse Lumber Company. The trend for brighter colors was noted in the dedication article, with the new building painted bright yellow and red. The building included a double fireplace that could be utilized by multiple picnic groups, faucet for cooking purposes, drinking fountain, and nine "dining" tables, as well as both men's and women's restrooms and a 10 by 10 foot storage space on the lower level.<sup>299</sup> The shelter house was cited later in the month as the biggest single improvement in the park since it was created.<sup>300</sup> At the same time, the old pavilion, on the south side of the entrance from W. Washington near the wading pool, was repaired and painted to continue to provide additional space for picnickers in the summer and storage space for picnic tables in the winter. Similar to the new shelter house, the old pavilion was painted bright red and yellow, colors that were also being used for sprucing up the playground equipment and garbage cans. The old merry-go-round installed 30 years ago was

<sup>292</sup> "Fortnightly Groups Circulate Petition for Park Bond Issue," *Evening Journal*, May 26, 1950, 1

<sup>293</sup> Bruce Cowden, "Ramblings and Remnants," *Evening Journal*, June 12, 1950, 8

<sup>294</sup> "Special Election Soon for City Park Funds," *Evening Journal*, July 5, 1950, 1; "Notice of Election," *Evening Journal*, July 14, 1950, 4

<sup>295</sup> "Proposed New Shelter House at Sunset Park," *Evening Journal*, July 29, 1950, 1

<sup>296</sup> "Washington Voters Approve Bond Issue," *Evening Journal*, August 1, 1950, 1

<sup>297</sup> "Ask Bids on Park Shelter House Here," *Evening Journal*, September 29, 1950, 1

<sup>298</sup> "Work on Shelter House at Sunset Halted by Weather," *Evening Journal*, December 13, 1950, 8; "Expect Completion of Sunset Park Pavilion Next May 1," *Evening Journal*, March 2, 1951, 1

<sup>299</sup> "New Pavilion in Sunset Park Nears Completion; Mrs. Dale Booth Accepts on Behalf of the Public," *Evening Journal*, July 3, 1951, 1

<sup>300</sup> Bruce Cowden, "Painter is Adding Color to Sunset Park This Year," *Evening Journal*, July 18, 1951, 5

West Side Residential Historic District

Name of Property

Washington County, Iowa

County and State

similarly painted, and a new merry-go-round to be installed in the park was painted red and green.<sup>301</sup> Rustic signs were built by Harry Sowden to provide better signage for Sunset Park in June 1952.<sup>302</sup>

The aerial photograph of Washington taken around 1952 shows this new improvement in Sunset Park as well as development throughout the remainder of the West Side Residential Historic District by this period (Figure 32). The historic core of Sunset Park retains a large number of trees, with the new shelter visible in the southwest quadrant where trees were likely removed for construction. The section of land acquired in 1931 to the north has more open land, with trees along the north half. The strip of land to the west of the drive from W. Washington acquired in 1935 has the drive with the entry posts (Map #150-H1) and a maintenance building to the west. Two houses remain at the southwest corner of W. Washington and Avenue F, as well as along both sides of the 700 block of W. Main to the north. The Bailey house and Beliel house are located immediately west of Sunset Park and Avenue H, and the land further to the west is generally open, rolling land, with trees along a depression. Development is found throughout the residential blocks of the historic district to the east, with numerous mature trees noted. The former large estate property of Hiram Scofield in the 600 block of W. Main Street, stretching south to W. Washington, was owned at this time by St. James Catholic Church (606 W. Second St), with the long vacant home demolished and the church retaining the land for possible future expansion. Likewise, lots remain open along the south side of the parcels on the south side of the 700 block of W. Main Street (former large property of Lewis Patterson), which were filled by dirt from excavations in 1939.

Residential construction picked up going into the 1950s, with a continued demand for housing and more availability of building materials. The report from the Washington Federal Savings and Loan Association in January 1952 noted that they had 380 loans at the start of the year totaling over \$1 million, including 71 new loans in the last year. Nearly half the amount of loans were G.I. loans, provided to veterans of the world wars. However, most were for purchase of homes, not loans for construction. Homes were built by contractors and sold, or new homes were built by residents who then sold their older homes. Directors at the time included Carlton C. Wilson, president; Charles V. Crull, vice president; Ralph Bauer, secretary and treasurer (621 W. Jefferson, Map #45); George Breitenbach, L.E. Dunlap, L.A. Jones, Dr. P.L. Etter, and John Winga.<sup>303</sup> In February 1953, they reported 103 new loans of \$415,465 in the last year, financing the purchase and construction of homes within a 50-mile radius of Washington. Their total assets were over \$1.6 million.<sup>304</sup> An informal survey was conducted of homes built since 1945 in Washington in August 1952, identifying 171 new homes. Overall, the southeast part of town was again noted as growing faster than any other section, with 92 of the new houses in the third ward. The second ward (northeast) was second in construction activity with 43 new houses, followed by 22 in the fourth ward (southwest) and 14 in the first ward (northwest). Overall, the survey noted that the new houses were generally built on vacant lots, not replacing older houses, and they were the result of increasing population in town.<sup>305</sup>

Other improvements were also made in Washington with economic growth in this period. Streets in Washington underwent a significant improvement in 1952 to 1953. The city council noted in February 1952 that 106 blocks needed resurfacing, including 35 blocks torn up for new sewers in the southeast part of town.<sup>306</sup> An extensive resurfacing and new paving program then improved streets on 86 blocks, and concrete curbing was installed on many blocks. The brick streets around the central square, in use for over 50 years, were

<sup>301</sup> Bruce Cowden, "West Madison Street Paving; Improvements at Sunset Park," *Evening Journal*, May 17, 1951, 5; Bruce Cowden, "Painter is Adding Color to Sunset Park This Year," *Evening Journal*, July 18, 1951, 5

<sup>302</sup> "Prepare New Signs for Washington Park," *Evening Journal*, June 10, 1952, 1

<sup>303</sup> "Savings and Loan's Association's Loans Now Over Million Dollars," *Evening Journal*, January 16, 1952, 9

<sup>304</sup> "Progress of Community Closely Allied with Banks," *Washington Evening Journal*, 60<sup>th</sup> Anniversary Edition, February 27, 1953, sec B, page 4

<sup>305</sup> "Survey Shows 171 New Homes Built Here Since World War II," *Washington Evening Journal*, August 26, 1952, 6

<sup>306</sup> "City Council Holds a Meeting," *Evening Journal*, February 6, 1952, 4

West Side Residential Historic District  
Name of Property

Washington County, Iowa  
County and State



**Figure 32. Aerial photograph of the west side of Washington around 1952, with historic district boundary overlaid (black) and 1952 boundary of Sunset Park outlined (white) (Iowa Geographical Map Server; McCarley 2017).**

paved with asphalt in summer 1953.<sup>307</sup> At the same time, the brick street along W. Washington Boulevard was retained for this residential neighborhood (Map #149). With library needs outgrowing the old Chilcote house and the building damaged by termites, the library was demolished in 1952 and a new Washington Public Library built on the site at 120 E. Main Street (Iowa #92-00161). Funds were utilized from the estates of Ralph M. Smith and Fort Sherman.<sup>308</sup> This library was used until the new library was completed on the south side of the square in 2009. Construction was delayed on the new brick and concrete band shell at Central Park until permission was received from the National Production Authority, and work on this new feature finally moved forward in 1952, utilizing funds that had been previously bequeathed from the estate of Ralph M. Smith. The band shell was built by local contractor Harry B. Sowden and dedicated on October 12, 1952.<sup>309</sup> The band shell was nearly completely rebuilt in 2010.

The 60<sup>th</sup> Anniversary Edition of the *Washington Evening Journal* on February 27, 1953 highlighted the businesses and assets of the community. The majority of businesses continued to operate in the downtown

<sup>307</sup> "Street Improvements Show Continuing Progress," *Washington Evening Journal*, 60<sup>th</sup> Anniversary Edition, February 27, 1953, 22

<sup>308</sup> Fisher 1978: 133; *Washington Evening Journal*, 60<sup>th</sup> Anniversary Edition, February 27, 1953, 106

<sup>309</sup> "Workmen Remove Trees From Washington Park," *Evening Journal*, February 28, 1952, 1; "To Dedicate Band Structure," *Evening Journal*, October 10, 1952, 1



West Side Residential Historic District

Name of Property

Washington County, Iowa

County and State

during this period, including local businesses as well as an increasing number of national chains. Industries in Washington included The American Pearl Button Company (with two staple lines offering nearly 50 variations), the McCleery-Cumming Calendar Company, and the Curran Company. Manufacturing interests also included A.E. Putnam's Wonder Cloth Measure, a business continued by his sons Clyde and Harold Putnam and expanded to also manufacture the Wonder Linoleum and Carpet Measure.<sup>310</sup> A number of automotive-related businesses and restaurants had also been developed along Highway 92 to the east along E. Washington and west along W. Madison. Additionally, Melody Lanes bowling alley opened in December 1951 and WACO Drive-In Theater in 1953 on E. Washington along Highway 92. Washington's two lumber companies also operated outside of the core of downtown. The Eclipse Lumber Company (400 E. 3<sup>rd</sup> Street) offered lumber, building materials, and paints, with G.E. (Barney) Sakulin succeeding Lawrence E. Wilson as manager in July 1950. Washington Lumber and Fuel Company offered lumber, building materials, and coal, managed by Howard Hess since February 1952. Both companies were noted as having a crew of carpenters for large and small construction projects, and they offered dependable advice for building and remodeling projects.<sup>311</sup> The ad for Washington Lumber and Fuel Company included a sketch and floor plan for a new house, depicting an early ranch house. John Shields & Sons, managed by Henry Shields, also continued to offer building materials such as tile, brick, cement blocks, plaster, reinforcing steel, metal lath, corner beads, sand, gravel, cement, plaster, sewer tile, and drain tile, as well as coal for every purpose.<sup>312</sup>

Housing construction by the 1950s could be tracked by issuance of building permits, more formal documentation than the reports by contractors and informal surveys in town. On April 23, 1951, a zoning ordinance was adopted in Washington, with procedures noted as operating fairly smoothly in a review in January 1954. Residents were overall cooperative in acquiring building permits and following the inspection requirements. The ordinance set standard setbacks for new residential construction, including 25 feet from the sidewalk, at least six feet from side lot lines, and at least two feet from alleys. Variances of the side setbacks could be granted with permission of adjacent property owners. Also, for older neighborhoods with houses closer to the street than 25 feet, new houses could be built similar to the existing setbacks. Once a permit was issued, building was required to be started within six months and finished within two years, or a new permit was required. Overall, 65 building permits were issued in 1953, including 17 new houses, 21 garages, 15 additions to houses, two additions to garages, five storage buildings, two porches, and one used car lot office. Many more houses were noted to have been remodeled, with the work not requiring a building permit.<sup>313</sup> The modern homes in this period were ranch houses. The ranch house gained popularity in the 1940s and continued to be popular through the 1950s and into the 1960s. This style is defined by the sprawling rectangular one-story plan, usually also with a low pitch hip-roof or side-gable roof line, though a front cross gable may exist. Early examples had detached garages, with small one-car garages included in some plans by the late 1940s and 1950s. Attached garages, including larger two-car garages, gained in popularity in the 1950s and 1960s. While frame construction was almost universal in this period, the small houses lent themselves to brick veneer.<sup>314</sup>

New residential growth through the middle of the 1950s in Washington was primarily located in earlier additions that had yet to witness full development, rather than concentrated in new subdivisions as the case in many cities across Iowa. The *Evening Journal* noted this trend in 1955: "Is our city expanding or concentrating? We note a tendency to utilize the rear half of residential lots to build new houses."<sup>315</sup> 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. Only two plats for new subdivisions were filed in the early 1950s, and both were related to the subdivision of the old high school

<sup>310</sup> *Evening Journal*, February 27, 1953, 11, 68, 101, 121

<sup>311</sup> "Washington's Two Lumber Yards Keep Pace with Latest in Field," *Evening Journal*, February 27, 1953, 16, B:8

<sup>312</sup> "John Shields Company Recalls Days When Wood was Big Commodity," *Evening Journal*, February 27, 1953, 47, D:14

<sup>313</sup> "65 Building Permits for 1953 Here," *Evening Journal*, January 19, 1954, 7

<sup>314</sup> Ames and McClelland 2002: 66-69; Carley 1994: 236-38; Walker 1996: 234-35

<sup>315</sup> "Editorials," *Evening Journal*, August 26, 1955, 3

West Side Residential Historic District

Name of Property

Washington County, Iowa

County and State

football field in southeast part of town.<sup>316</sup> An ordinance was passed in January 1952 to clarify the plat for W. Washington Street and the lots platted prior to the establishment of Sunset Park. As the demand for housing increased, the lots platted in 1860 as part of the Western Addition on the north side of the 700 block of W. Washington, across from the land acquired for Sunset Park in 1899 and the location of a depression on the south side of the Patterson property that had been filled with dirt on a few occasions, became more desirable for construction. The ordinance clarified that W. Washington did extend beyond the accepted entrance to Sunset Park at Avenue F, and that these lots were available for residential construction, overlooking Sunset Park to the south. As suitable building lots were becoming scarce, it is important at this point to clear up any confusion.<sup>317</sup>

Construction in the West Side Residential Historic District increased through the 1950s, reflecting the noted trend of Washington growing in this decade by greater concentration of housing rather than through expansion into new additions. After only five new houses on four properties were noted as being constructed from 1929 to 1949, 13 new houses were built from 1950 to 1955, followed by 11 additional houses built from 1956 to 1959. All of the houses built from 1950 to 1955 were one-story ranch houses, including 11 frame houses and two frame houses clad in brick veneer. These ranch houses tended to be larger homes than others built in Washington, continuing to reflect the stature of the neighborhood. The side gable houses often had one or more cross gables to the front, adding architectural interest to these houses. The house built by contractor Harry Sowden for his family in 1952 at 704 W. Washington reflects this type of ranch house, with this example clad in brick veneer (Map #88; Iowa #92-00766). This house, as well as two houses then built to the west by Sowden in 1953, sat on parcels noted on the north side of the 700 block of W. Washington. They had been historically owned as part of the Patterson property at 717 W. Main to the north, with dirt utilized to fill this land and parcels first sold separately in 1942 but not developed until sold in 1951 to contractor Harry Sowden. This set of houses thus extends along the north side of W. Washington along the north edge of Sunset Park. A fourth house was built for new local business owner James and Nancy Lou Seifert at 730 W. Washington in 1954 (Map #92), who opened the first Seifert's clothing store in Washington at this time (bought out Rothchild's, later becoming a chain of clothing stores in Iowa). An earlier house at 503 W. Washington was replaced by two new hip-roof ranch homes by contractor Donald Foss in 1954 and 1955 (205 S. Avenue D, Map #65; 209 S. Avenue D, Map #64). Thus, the trend in town of contractors building homes for sale, rather than for particular clients, was also reflected in the neighborhood construction in this period. Other houses were scattered among the other blocks in the neighborhood, including vacant lots previously owned with adjacent properties and one on the rear portion of a lot being redeveloped.

The park board worked to continue to maintain and improve Sunset Park through the middle of the 1950s, with changes noted in the personnel. On May 6, 1953, Frank B. Miller died unexpectedly at age 55, having served on the park board since 1933 as well as being involved in several other community organizations. His obituary noted that he had strong interest in developing and improving Washington's park, and he was instrumental in the development of Lake Darling in the county.<sup>318</sup> Ralph V. Bauer (621 W. Jefferson, Map #50) was then appointed in June to fill the vacancy until the November election. His death was followed by the also unexpected death of H. Preston Wolf at age 59, so the park board again had a vacancy. Jay Brewer (703 W. Main, Map #132) was appointed in September 1953 to serve out his term until the November election. Both ran unopposed and remaining on the park board for full terms after the November election.<sup>319</sup> Marian (Stewart) Bailey (603 W. Washington, Map #80) remained on the park board, and thus all three park commissioners were again residents of the West Side Residential Historic District. With a new lighting system installed in downtown around the square, some of the old lights were salvaged and installed in Sunset Park in 1953 to

<sup>316</sup> "Start Building at Circle Drive Subdivision," *Evening Journal*, February 8, 1952, 1; "Dear Joe," *Evening Journal*, February 9, 1952, 3

<sup>317</sup> "New Ordinance Would Extend City Street," *Evening Journal*, January 11, 1952, 1

<sup>318</sup> "Frank B. Miller Dies Suddenly," *Evening Journal*, May 7, 1953, 1

<sup>319</sup> "Rites Monday for Preston Wolf, Florist Here for Forty Years," *Evening Journal*, August 22, 1953, 1; "Councilmen to Meet Engineer Thursday Night," *Evening Journal*, September 22, 1953, 1

West Side Residential Historic District

Name of Property

Washington County, Iowa

County and State

provide additional lighting for the park and picnic areas, with the old lights matching those found in the park. By August 1953, there were tables and seats for about 100 in the new shelter house, additional tables in the old pavilions, and about 49 tables scattered around the park.<sup>320</sup> In May 1955, the park board was noted to have Sunset Park ready for the thousands of people that would use the park for picnics, dinner meetings, luncheon events, family reunions, and parties of all kinds over the summer. Children enjoyed the playground equipment, while adults enjoyed sitting on the benches or relaxing in the grass. No extensive improvements have been undertaken in the past few years or were planned for the next few years. Ongoing maintenance by park custodian George Westen included removing some trees, mowing the grass, and adding several more picnic tables.<sup>321</sup> In May 1956, the editor of the *Evening Journal* commented on the appearance of the park: "Sunset Park never looked gayer in its flashy paint job than it did today when the tables, benches, and play equipment stood out in bold relief before the thickly treed background not fully leaved as yet. The youngsters at play have long since dedicated this city park to gay activity."<sup>322</sup>

Local businesses met the majority of Washington's construction needs through the 1950s. The 1955 directory included four listings under building materials. The Eclipse Lumber Company (400 E. 3<sup>rd</sup> St – G.E. (Barney) Sakulin, manager) advertised itself as a one stop building service company, including selling lumber, roofing, lime, plaster, cement, insulation, shingles, asbestos siding, and paint. John Shields & Sons continued to operate at 407 N. Marion, selling sand, gravel, cement, plaster, reinforced steel, metal lath, corner beads, concrete blocks, sewer tile, drain tile, brick & building tile, and coal for every purpose. The Washington Concrete Company on N. 12<sup>th</sup> Street offered ready-mix concrete services for all construction projects, sidewalks, and driveways, as well as reinforcing steel, asphalt expansion joints, and calcium chloride. Finally, W.H. Graber sold Rusco All Metal Self Storing Storm Windows and Doors, siding, aluminum shakes, asbestos siding, porch enclosures, Zephyr Ventilated Awnings and Doorhoods (redwood, fiberglass, and aluminum), and Insul-Wool insulation on F.H.A. terms with free estimates at 509 N. Iowa. Though not listed under building materials, Washington Lumber and Fuel Company continued to be listed at 301 N. Marion under lumber companies, with Eclipse Lumber Company. Construction work was completed by a number of contractors in Washington. Additionally, listings for prefabricated buildings included Butler Steel Buildings from Whiting Steel Building Company in Iowa City and National Homes from Wayne T. Garretson in Mount Pleasant. Some ads appeared in 1955 for National Homes, as low as \$6,650, sold by Wayne T. Garretson of Mt Pleasant, but they do not appear particularly popular in Washington, with traditional construction by local contractors comprising most of the new housing.<sup>323</sup> New houses continued to be primarily built in Second Ward (northeast) and Third Ward (southeast) in the middle of the 1950s, with land annexed into the city limits to the northeast and southeast while corporation limits remained fixed on the west side of town.<sup>324</sup>

### *Prosperity and Renewed Development in the middle of the 20<sup>th</sup> century, 1956-1969*

Increasing commuter traffic after World War II began to develop a greater role for Washington as a residential community within the region, which appears to have spurred increased development in the 1950s, particularly after road work in the middle of the decade was completed. In 1952, the 11 miles of Highway 1 southwest of Washington to Brighton was paved. Major highway work followed in 1956, with Highway 1 rerouted north out of Washington and the 14 miles to Kalona paved. This connected with previous paving from 1951 from Kalona to Iowa City, greatly improving this potential commute for residents. Highway 92 was rerouted on the west side of town to West Chester, with Highway 1 sharing this route for a few miles.<sup>325</sup> Roads in town continued to be resealed every three years through the paving program with work on 60 blocks completed in 1955 by the

<sup>320</sup> Bruce Cowden, "Ramblings," *Evening Journal*, August 6, 1953, 4

<sup>321</sup> Bruce Cowden, "Sunset Park is Ready for Summer," *Evening Journal*, May 16, 1955, 5

<sup>322</sup> "By the Way," *Evening Journal*, May 9, 1956, 4

<sup>323</sup> *Evening Journal*, January 24, 1955, 4

<sup>324</sup> "Building New Residences in Second Ward," *Evening Journal*, May 11, 1955, 7

<sup>325</sup> *Souvenir History of Washington, Iowa* 1989: 102-103

West Side Residential Historic District

Name of Property

Washington County, Iowa

County and State

Richards Construction Company.<sup>326</sup> In addition to increasing connectivity, local development was spurred by industrial growth as well. With continued business growth, the McCleery-Cumming Company started construction of a new factory on Tyler Street on the south side of Washington in 1957. As part of the move, the Washington Industrial Corporation organized in 1955 to encourage the addition of new industry and promote expansion of existing industry in Washington. They acquired the old McCleery-Cumming building and old Washington Manufacturing building for future redevelopment.<sup>327</sup> Increased residential construction was noted in November 1955 as moving in the northeastern direction. Additions in this section of town had been platted and promoted by Win Smouse over 50 years ago, but development in this area was not particularly noticeable until the 1950s.<sup>328</sup>

Economic conditions in Washington were thus strong through the end of the 1950s. The *Evening Journal* noted that 1957 had been a good year for retail businesses, with increased sales tax collected. Work to the brick streets downtown was under discussion for 1958, as well as surfacing S. Iowa Avenue to connect with the project on Wayland Road. A new building for Northrup-King seed corn had been built in 1957, with work continuing in 1958 on the McCleery-Cumming Company and a new sewerage disposal plant.<sup>329</sup> The trend towards two automobiles per family was also noted in spring 1957, with the editor of the *Evening Journal* noting that most blueprints for new houses included a two-car garage, and that "This will lead inevitably to an epidemic of automobile cramps, causing most of us to park our second car under a tree."<sup>330</sup> A number of new two-car detached garages are noted as built in the West Side Residential Historic District in the 1950s and 1960s, likely part of this trend to house additional and larger vehicles. In addition to increasing garage sizes, house sizes also continued to increase through this period. The cost of the average home rose nationally from \$6,750 in 1947 to \$12,300 in 1956, an increase related to increased cost of housing, materials, design, and inclusion of appliances. The modern home typically had three bedrooms (an increase from two), an extra bathroom or half bath, and other conveniences, on average 300 square feet larger in 1956 than in 1947.<sup>331</sup>

From 1956 to 1959, an additional 11 houses were built throughout West Side Residential Historic District in Washington, many reflecting this trend toward larger houses. All of these houses were one-story frame ranch houses, mostly clad in wide wood fiberboard siding. Two houses on W. Jefferson have a side gable form, and the remaining nine houses have a hip roof form. Nine have attached single-car garages, and one has a two-car garage. Five of the houses built in this period were on lots that had been part of the Hiram Scofield property (633 W. Main, c.1870 demolished) and then owned by St. James Catholic Church from 1946 to 1956 as they considered expansion options. The lots were then sold in this period, with the five ranch houses then built from 1956 to 1959. Three houses were built on the rear part of a corner lot, facing the side street. The house at 627 W. Jefferson (Map #46) was built in 1957 on a lot partitioned from the double-lot of the house to the west, with the real estate agent touting its location just east of Sunset Park and within a "fine residence district."<sup>332</sup> Thus, overall, the houses built in this period were generally built on yet undeveloped lots in the neighborhood, increasing the overall density of the historic district rather than replacing earlier houses and fully developing the neighborhood from downtown to Sunset Park. This development pattern reflects the trend for residential development throughout Washington in this period. While some were built specifically for the future owner/occupant, a number of lots were bought by contractor Donald Foss and developed, with the house then sold to a resident. Residents in the West Side Residential Historic District continued to be similar as in the previous decades. New houses were bought by or built for business owners in Washington, as well as some widows and retired businessmen or farmers. Overall, the historic district remained a stable, middle-upper class neighborhood through the 1950s and 1960s.

<sup>326</sup> "New Surface Blacktop on Sixty Blocks," *Evening Journal*, September 30, 1955, 4

<sup>327</sup> "They search for industry" Bicentennial Edition, *Evening Journal*, July 1, 1976, 10; *Souvenir History of Washington, Iowa* 1989: 116

<sup>328</sup> "Editorials," *Evening Journal*, November 17, 1955, 4

<sup>329</sup> "Will 1958 Be Good Year in Washington?" *Evening Journal*, December 31, 1957, 7

<sup>330</sup> "Editorials," *Evening Journal*, May 1, 1957, 7

<sup>331</sup> "New House Prices Going up Rapidly," *Evening Journal*, January 21, 1957, 4

<sup>332</sup> *Evening Journal*, June 4, 1957, 6

West Side Residential Historic District

Name of Property

Washington County, Iowa

County and State

While the Y.M.C.A. provided an indoor swimming pool for the use of residents in Washington that were members, a renewed effort was made for an outdoor municipal swimming pool in the middle of the 1950s. An earlier effort that began in 1931 to build a municipal pool was put on indefinite hold with the closure of the banks in Washington, followed by poor economic conditions in the 1930s, World War II, and material shortages following the war. The wading pool in Sunset Park was noted closed as a precaution for the remainder of the season in August 1944, with the fear of a polio epidemic at the suggestion of the Washington county health organization.<sup>333</sup> No references are found in subsequent years to the use of the wading pool, and it appears to have been permanently closed at this time. With improved economic conditions and a vision for the future of Washington, community leaders in Washington reintroduced the municipal swimming pool proposition in spring 1955. However, the \$100,000 bond issue failed at the regular election in November 1955, and it was reintroduced for a special election on August 14, 1956. The bond issue then passed, with plans for a 50 by 110 foot pool with a wading pool area and modern filtration system to ensure sanitary conditions.<sup>334</sup> The swimming pool was then debated and studied, with a recommendation to city council in February 1957 to locate the pool in the area to the west of the boundaries of Sunset Park. In addition to the availability of land, this location would site the pool in close proximity to picnic and other recreational facilities.<sup>335</sup> The land was approved for purchase by city council on April 1, 1957, and it was purchased in the next month from Dora Bailey (portion of Out Lot 4 include access for an entry from W. Madison and remainder of land behind her house lot on the south portion) and Jay Brewer (northern portions of Out Lot 5 and 6 to west of land from Bailey). The swimming pool facility was designed by Stanley Engineering of Muscatine.<sup>336</sup> Few bids were received in July 1957 with contractors busy with construction, and the proposal was resent for bid in September for construction during the 1958 season.<sup>337</sup> Red Ball Construction Co of Iowa City was awarded the project, and a grand opening for the new municipal swimming pool was held on June 22, 1958.<sup>338</sup> The pool had a main area of 50 by 110 feet and a wading pool area of 15 by 20, with a capacity of up to 450 swimmers on peak days. It boasted of the latest filtration system to keep pool clean, filtering water every six hours and adding chlorine as an extra safety precaution.<sup>339</sup> The pool was utilized until it was replaced by the current pool in the same location in 2000, preserving this function of this portion of Sunset Park.

With the construction of the municipal swimming pool, Sunset Park was visually extended to the west, including this additional land acquired and developed for the pool. The acquisition extended north to the strip of land purchased in 1935, incorporating this piece more solidly into Sunset Park. The swimming pool brought thousands of residents to the west end of Sunset Park, with about 16,000 swimmers noted as using the pool during the 1959 season by the end of July. Many tourists were noted to stop to swim in the pool and then picnic in Sunset Park before continuing on their way. Additionally, the Red Cross was utilizing the pool for swimming lessons for about 150 kids every day.<sup>340</sup> The shelter house, pavilion, and picnic tables continued to be heavily used by local residents and regional visitors through the end of the 1950s as well. Bright colors continued to be utilized for park equipment through this period.<sup>341</sup> The Garden Department of the Fortnightly Club also continued to work with the park board on further development and maintenance of the rock garden.<sup>342</sup> A modern touch was added to Sunset Park in July 1959 with the installation of new insect traps,

<sup>333</sup> "Wading Pool at Park is Closed," *Evening Journal*, August 15, 1944, 1

<sup>334</sup> "Swimming Pool Plans Are Heard by Y's Men," *Evening Journal*, April 13, 1955, 1; "Will Cast Ballots on Swimming Pool Proposal Tuesday," *Evening Journal*, November 5, 1955, 1; "Opening of New Pool," *Evening Journal*, June 20, 1958, 1)

<sup>335</sup> "Discuss Proposal for Central Park," *Evening Journal*, September 29, 1956, 1; "Swimming Pool to be Constructed Near Sunset Park," *Evening Journal*, February 19, 1957, 1

<sup>336</sup> "Complete Purchase of Land for New Swimming Pool," *Evening Journal*, April 2, 1957, 1

<sup>337</sup> "Swimming Pool Bids Rejected," *Evening Journal*, July 17, 1957, 1

<sup>338</sup> "Iowa City Firm Will Start Swimming Pool Work Soon," *Evening Journal*, October 2, 1957, 1

<sup>339</sup> "Opening of New Pool," *Evening Journal*, June 20, 1958, 1

<sup>340</sup> "Lots of Fun at the Swimming Pool," *Evening Journal*, July 30, 1959, 4

<sup>341</sup> Bruce Cowden, "Sunset Park Not a Dump," *Evening Journal*, May 2, 1957, 3

<sup>342</sup> "Game Warden Speaks to Garden 1 Group," *Evening Journal*, April 17, 1958, 2

West Side Residential Historic District

Name of Property

Washington County, Iowa

County and State

creating more pleasant evenings and more sanitary picnics.<sup>343</sup> Though street paving was occurring throughout Washington, with increased use of asphalt on older street surfaces, particularly those not surfaced with brick. A number of brick streets remained in town in April 1958, including W. Washington Boulevard to Sunset Park, N. Iowa Ave, S. Iowa Ave, and E. 3<sup>rd</sup> St. S. Iowa Ave was then surfaced with asphaltic concrete, connecting it with the new paving then completed on Washington-Wayland road. The street work in the late 1950s was noted as the biggest street improvement project for the town since 1934-35.<sup>344</sup> The brick street was retained on W. Washington from Avenue B to the entrance to Sunset Park (Map #149).

The *Evening Journal* reported a "building boom" in Washington in spring 1959, with more building permits noted as issued in the previous three months than in any similar span over the last four years. Local realtor Clarence Goff attributed the development to bigger business and expansion of industries in town. He noted that new residents were attracted to Washington by expanding business and varied recreational facilities, including the new municipal swimming pool, beautiful parks, country club and golf course, bowling alleys, theaters, and active YMCA and YWCA groups. Houses for rent were noted as in demand as well, with a number of people wishing to move to town into a rental house before buying a new home. Additional houses were noted as needing to be built to help eliminate a factor impeding further industrial growth.<sup>345</sup> Construction continued into the 1960s. A number of new houses were noted under construction in November 1961, with steady growth noted in Washington rather than the boom of some subdivisions in larger cities. Most were solid homes that were owner occupied as well.<sup>346</sup> With indications for further residential growth, 19 new subdivision plats were then filed for Washington from 1959 to 1967, the most activity relating to plats since the 1890s. The subdivisions generally ranged from a half block to two blocks in size, and they typically platted out lots found within the southeast quadrant of town. Some additional land was also annexed into the city limits in this area.<sup>347</sup> No plats were filed for land north of the railroad tracks in this period, with development continuing in Smouse's additions platted at the end of the 19<sup>th</sup> century. One plat was filed in the southwest section of town in the early 1960s, a block platted as Hayes Subdivision in 1962 in South Washington. On the far west side of Washington, west of Highway 92, Jay Brewer platted the Green Meadows Addition in 1963, a slight variation among the other plats. In general, these subdivisions would be developed with houses over a period of five to ten years after their plat date. New construction in the early 1960s was thus focused on these areas, with few lots left within traditional neighborhoods like the West Side Residential Historic District.

As Sunset Park was formed through the generosity of a prominent local resident, the park also grew in the 1960s through similar gestures from other residents. As noted, improvements to the park required special funds to be allocated to the park board, either through donations from residents or organization or through projects financed by bonds. Jessie B. (Smouse) Dougherty died on April 5, 1957, with no heirs, and she left several large bequests to organizations and groups in Washington. She was the only daughter of Winfield and Elizabeth Smouse, and she was the wife of the late Ralph E. Dougherty (banker). Among the bequests, she left \$10,000 to the park commissioners for the enlargement and improvement of parks in Washington. Additionally, once her estate was liquidated, a portion of the remainder of the estate was also left to the park commissioners.<sup>348</sup> The funds were not immediately available, as it took time to settle the large estate. A public auction was held of her antiques and household items on December 30, 1958, and the Smouse-Dougherty house was sold in 1959 and opened as the Captain's Table supper club in October.<sup>349</sup> Discussions on acquisition of additional land for Sunset Park occurred in early 1961, with estimates that the park board would

<sup>343</sup> *Evening Journal*, July 22, 1959, 7

<sup>344</sup> "Will 1958 Be Good Year in Washington?" *Evening Journal*, December 31, 1957, 7; Bruce Cowden, "Street Work to Be Major Improvement," *Evening Journal*, April 23, 1958, 5

<sup>345</sup> "Mild Building 'Boom,'" *Evening Journal*, June 15, 1959, 1, 6

<sup>346</sup> "New Homes Spring Up All Over Town," *Evening Journal*, November 6, 1961, 4

<sup>347</sup> "Perdock Development Passed by Councilmen," *Evening Journal*, January 17, 1961, 1

<sup>348</sup> "Mrs. Dougherty Dies Early This Morning," *Evening Journal*, April 5, 1957, 1; "Church, Civic Organizations to Share Mrs. Dougherty's Estate," *Evening Journal*, April 10, 1957, 1; *Evening Journal*, April 17, 1957, 9

<sup>349</sup> *Evening Journal*, December 27, 1956, 5; *Evening Journal*, October 12, 1959, 1



West Side Residential Historic District

Name of Property

Washington County, Iowa

County and State

receive more than \$40,000 when the final portions of the estate were settled.<sup>350</sup> Jay Brewer resigned from the park board in April 1961.<sup>351</sup> He then sold a large tract of land approximately 10 acres to the west of Sunset Park and the Beliel house (Lot 27 and triangular tract in Northwest Washington) and a smaller tract of land immediately west of the swimming pool (north part of Out lot 7, in Addition to Southwest Washington) to the city on July 1, 1961.<sup>352</sup> The new land was beginning to be improved in August 1961, with a note that when the park improvements were complete, then the municipal swimming pool will be part of Sunset Park.<sup>353</sup> Marian (Stewart) Bailey chose not to seek reelection to the park board again in October 1961, ending her term on the park board at a record 32 years. Hugo Lensch (424 E. Washington) was elected to her seat on the park board for a term of six years, and Jay Brewer (703 W. Main, Map #132) was reelected to the vacancy of his seat to fill out the remainder of his earlier term.<sup>354</sup> Ralph V. Bauer (415 W. 3<sup>rd</sup> Street) remained on the park board as well.

Development of the new tract in Sunset Park spanned the next several years. The *Evening Journal* reported in June 1962 that "These hot summer weekends tax the capacity of Sunset park, with almost every available bit of shade occupied by groups of picnickers, or those just seeking a little fresh air." However, the added land would not be a reality any time soon, as it takes time to establish grass and grow trees.<sup>355</sup> Trees were a significant topic of conversation in the early 1960s, as Dutch Elm disease worked its way through the Midwest. The disease was first reported in Washington in April 1961, with an estimate that the town would likely lose 90% of its large number of elm trees and the mayor urging residents to plant maples, oaks, linden, hickory, chestnut, and evergreens.<sup>356</sup> While Central Park had a variety of trees, Sunset Park had over 90 elm trees, which provided a large amount of the shade in the park.<sup>357</sup> The town was estimated to have 2,200 elm trees overall in 1960.<sup>358</sup> The work on improving the new 10-acre tract for Sunset Park was underway by September 1962, with grading started, tiling installed, and the gully through the tract filled in with dirt. Work on the drives, seeding with grass, and planting trees were projects that then followed. The new section would include picnic areas, playground equipment, and additional space for parking, which was sorely needed in Sunset Park. The additional land, including the pool area, brought the total space of Sunset Park close to 30 acres on the west side of Washington.<sup>359</sup> The new section was graded, seeded, and roadways constructed by the end of 1962.<sup>360</sup> An aerial photograph from this period shows the development of drives on the additional land for Sunset Park (Figure 33). Construction of facilities would yet follow in this section, and new trees planted would take years to grow to maturity. A memorial marker recognizing the bequest of Jessie B. Dougherty was placed near the W. Main Street entrance at the northeast corner of the tract (Map #J1). The numbers of trees throughout Sunset Park, as well as through the West Side Residential Historic District, was noticeably affected by Dutch Elm disease by 1963, as seen on the aerial photograph. In April 1964, it was noted that over 200 elm trees had died in the last year, including in Central Park, Sunset Park, the County Hospital grounds, and on many private properties. All residents were urged to plant new trees in town.<sup>361</sup>

<sup>350</sup> "Park Improvements are Always Welcome," *Evening Journal*, May 22, 1961, 3

<sup>351</sup> "Will Vote on Daylight Savings Time," *Evening Journal*, April 18, 1961, 1

<sup>352</sup> Town Lot Deed Book 37, page 90

<sup>353</sup> "Enjoy First Visit Home in 15 Months," *Evening Journal*, August 22, 1961, 6

<sup>354</sup> "List City Election Candidates," *Evening Journal*, October 24, 1961, 1

<sup>355</sup> "Summer Recreation," *Evening Journal*, June 27, 1962, 9

<sup>356</sup> "Mayor Eicher Urges 'Plant Shade Trees,'" *Evening Journal*, April 10, 1961, 4

<sup>357</sup> "Brace Yourself, Washington," *Evening Journal*, October 22, 1963, 4)

<sup>358</sup> "New hope for owners of elm trees," *Evening Journal*, April 14, 1964, 1

<sup>359</sup> Bruce Cowden, "Much Work is Completed at Park Addition," *Evening Journal*, September 13, 1962, 4

<sup>360</sup> "Outline for Progress in 1963 Here," *Evening Journal*, January 1, 1963, 9

<sup>361</sup> "New hope for owners of elm trees," *Evening Journal*, April 14, 1964, 1

West Side Residential Historic District  
Name of Property

Washington County, Iowa  
County and State



**Figure 33. Aerial photograph of the west side of Washington around 1963, with historic district boundary overlaid (black) and 1963 boundary of Sunset Park outlined (white) (Iowa Geographical Map Server; McCarley 2017).**

Per the 1964 city directory, Washington had 305 retail stores including independent stores and major chain stores, three hotels, two motels, two banks, one federal and loan association, seven physicians and surgeons, the *Washington Evening Journal*, three railroads, a large downtown theater, a drive-in theater, a radio station, an airport, a bus line, a country club, a modern hospital, a new public library, three city parks, a municipal swimming pool, all major lodge/fraternal/social clubs, and a Y.M.C.A. and Y.W.C.A. Manufacturers included the McCleery-Cumming Company (calendars), Washington Manufacturing Company (steel rod and wire goods), Advance-Ross Electronics (television yokes), Cargill (soy bean processing), Northrup-King (seed corn), Washington Concrete (concrete pipe and pre-stressed members), American Pearl Button Company (buttons), Curran Company (cards and tallies), and Keating Welding and Boiler Works.<sup>362</sup> Lumber could be bought from the Eclipse Lumber Co (400 E. 3<sup>rd</sup> St) or the Washington Lumber & Fuel Company (301 N. Marion Ave) in town, as well as the Farmers Cashway Lumber Company on Route #1 and Steele Discount Lumber on Hwy 92 East. In addition to providing concrete services, the Hanson Concrete Company (407 N. Marion) sold reinforcing steel, curbs and gutter forms, basement forms, and pre-cast feed bunks, and the Washington Concrete Company (1027 W. 4<sup>th</sup> St) sold reinforcing steel, asphalt expansion joints, calcium chloride.

<sup>362</sup> *Washington City Directory* 1964: 12-13

West Side Residential Historic District

Washington County, Iowa

Name of Property

County and State

The western edge of development of the core of Washington in the late 1960s remained the west edge of the Addition to Southwest Washington (1856) and Northwest Washington (1909). Thus, Sunset Park remained at the western edge of the city, with additional land acquired and developed to the west of the original boundary of the park in this period to incorporate the municipal pool. In August 1964, the city council and park board reached an agreement to equally share the cost of running water lines into the new section of Sunset Park.<sup>363</sup> With the work complete, bids were then received in spring 1965 by the park board for the construction of new public restrooms in the Sunset Park addition.<sup>364</sup> A gable-roof, tile block building with restroom for both men and women was then constructed near the center of the new addition in the park (Map #150-K1). Work had also been completed over the winter by the park custodian Raymond Bower on 16 new picnic tables for the park, as well as repairs and painting of the old tables.<sup>365</sup> By August 1966, references for picnic locations included the "old swimming pool shelter," likely referring to the construction of a pavilion over the old wading pool to reuse this feature.<sup>366</sup>

Further development of Sunset Park was made possible through a bequest from Dora Bailey. She owned and lived in the house at 902 W. Madison, which was once the property to the west of Sunset Park. However, with the construction of the pool, she sold a portion of her property to the city and ended up with a house tract within the frame of Sunset Park. When she died in June 1966, she bequeathed her house tract (east 184' of south 243'2 of Out Lot 4) to the park board as an addition to Sunset Park. The property was left to the park board in memory of her daughter Anne Bailey, and she directed that the tract be developed primarily as a children's playground. This acquisition then completed Sunset Park from S. Avenue F to the swimming pool entrance along W. Madison.<sup>367</sup> Dora Bailey also still owned additional land to the west of the pool section, and the park board purchased a nearly 10 acre tract of land from her estate in December 1966.<sup>368</sup> Work on the section bequeathed to the park board was then completed in spring 1967, beginning with the removal of the Bailey house from the property.<sup>369</sup> New playground equipment was then installed on the northern portion of the parcel in April 1967, including a play structure, slide, and horse swings (Map #150-O2-O3-O4). The new play equipment was noted as heavily used by neighborhood children by the end of April.<sup>370</sup> A memorial marker was placed at the southeast corner of the parcel in April 1968 to recognize the gift of Dora Bailey to Sunset Park as memorial to her small child for the purpose of providing a playground for other children (Map #150-O1).<sup>371</sup>

While the park board acquired additional land to the west in December 1966, this land was held in reserve for future development as they continued to concentrate their efforts on the development of the section in the northwest section of the park acquired in 1961. Similar to previous development, the Garden I group of the Fortnightly Club formed a committee to work with the park board on plantings for the new section of Sunset Park in fall 1963.<sup>372</sup> By April 1967, they had planted numerous trees in the new section of Sunset Park, as well as some trees in Central Park, on the new hospital grounds, and at the entrance to Elm Grove Cemetery. The efforts of the two garden groups of the Fortnightly Club was recognized by a Beautification Award from the Iowa Federation of Women's Clubs in April 1967.<sup>373</sup> The Kiwanis Club likewise donated a number of trees to the park board in spring 1967, primarily planted in Sunset Park.<sup>374</sup> The last elm tree was removed from Central Park in June 1967, with a dozens of dying trees still visible in Sunset Park that would leave the park without

<sup>363</sup> "Council agrees to sale of land here," *Evening Journal*, August 4, 1964, 1)

<sup>364</sup> *Evening Journal*, January 28, 1965, 6; *Evening Journal*, April 5, 1965, 6)

<sup>365</sup> "Ready for Busy Picnic Season," *Evening Journal*, May 31, 1965, 5

<sup>366</sup> "Marek descendants in first annual reunion," *Evening Journal*, August 15, 1966, 3

<sup>367</sup> "Leaves property to park," *Evening Journal*, June 14, 1966, 1

<sup>368</sup> Town Lot Deed Book 39, page 241

<sup>369</sup> "Attention, House for Sale," *Evening Journal*, January 18, 1967, 6

<sup>370</sup> "New Playground Equipment," *Evening Journal*, April 17, 1967, 1; "Testing, 1-2-3," *Evening Journal*, April 18, 1967, 4

<sup>371</sup> "Place Plaque," *Evening Journal*, April 24, 1968, 11

<sup>372</sup> "Garden I," *Evening Journal*, October 24, 1963, 2

<sup>373</sup> "Fortnightly receives beautification award," *Evening Journal*, April 17, 1967, 2

<sup>374</sup> "Kiwanis club gives trees for city parks," *Evening Journal*, April 19, 1967, 5

West Side Residential Historic District

Washington County, Iowa

Name of Property

County and State

much shade until younger trees matured.<sup>375</sup> By July 1967, a total of 125 elm trees had been removed from city parks, mostly from Sunset Park, with over 260 new trees planted since 1962.<sup>376</sup> The *Evening Journal* noted in July 1967 that Sunset Park had been enlarged extensively on the west and north sides, with new shelter houses built and more picnic tables available (Map #150-J2, L1, G1, F1). Even with the additional space, it continued to be packed all summer with picnics, especially family reunions.<sup>377</sup>

A more extensive article later in July 1967 profiled the recent improvements to Sunset Park. It noted that Sunset Park was the result of careful planning over several years by the park board and kindness of local residents who left bequests. The new swings and equipment on the Bailey property were noted, with more equipment planned to be installed in this area. The new shelter in the southeast corner of the park (Map #150-F1) was noted as commanding a view of the entire park, with a photograph of the structure included. The northwest section of the park had been landscaped, trees planted, restrooms added (Map #150-K1), and additional shelters constructed (Map #150-J2, L1). A new shop building had also been constructed in 1963 (Map #150-H2). While the park board planned to plant trees in the new section to the west purchased from the Bailey estate, they did not have plans to further develop that tract. As noted previously, the tax revenue was utilized for the budget of \$15,000 that simply covered the operation and maintenance costs of the parks. Over 95% of improvements were financed through special funds, such as bequests. The park board consisted largely of new personnel: Hugh Lensch (chair, elected in November 1961), Don Minick (succeeded Jay Brewer in November 1963), and Ray Watson Jr (succeeded Ralph Bauer in November 1965).<sup>378</sup> Marion S. McAvoy was then elected to the park board in November 1967, replacing Hugh Lensch.<sup>379</sup> He was recognized with the Distinguished Service Award from Rotary Club in May 1968 for his time on the park board in the acquisition and development of the large tract of new land.<sup>380</sup>

Work continued on the significant improvements at Sunset Park through 1969. Additional funds for park development were left to the park board in the will of Carlton C. Wilson in November 1967.<sup>381</sup> In November 1967, work started on grading the section of land east of the swimming pool for construction of tennis courts in the following spring.<sup>382</sup> Additional playground equipment was installed in 1968, including a rotating barrel that proved popular but was subsequently removed due to injuries.<sup>383</sup> It was returned to the manufacturer, Miracle Playground Equipment of Grinnell, for modification to slow the speed and later reinstalled in July 1969.<sup>384</sup> Plans were made to acquire and install an "Astro City" playground from the same manufacturer in the next year, a playful structure with a "space" flair.<sup>385</sup> Additional work to remove and replace trees continued through 1968, with more trees planted by Garden I of the Fortnightly Club and money allocated from recreation funds from the city for the removal of 31 additional diseased elm trees from Sunset Park.<sup>386</sup> The *Evening Journal* noted in May 1968 that despite the removal of the elm trees, there were still a large number of older shade trees left in Sunset Park, just not previously noticed with other trees.<sup>387</sup> The concrete for the new tennis courts was poured in June 1968, with the two new tennis courts then opened for use.<sup>388</sup> A number of older wood-

<sup>375</sup> "Remove last elm from Central Park," *Evening Journal*, June 5, 1967, 2

<sup>376</sup> "Sunset Park in the future," *Evening Journal*, July 17, 1967, 7

<sup>377</sup> "Dear Aunt Agatha," *Evening Journal*, July 8, 1967, 5

<sup>378</sup> "Sunset Park in the future," *Evening Journal*, July 17, 1967, 7

<sup>379</sup> "Light turnout in local vote," *Evening Journal*, November 8, 1967, 1; "Thanks to Hugo Lensch," *Evening Journal*, November 13, 1967, 4; *Evening Journal*, November 15, 1967, 2

<sup>380</sup> "Rotary award to Hugo Lensch," *Evening Journal*, May 24, 1968, 1

<sup>381</sup> "Carlton Wilson will filed," *Evening Journal*, November 29, 1967, 1

<sup>382</sup> *Evening Journal*, November 25, 1967, 5

<sup>383</sup> "New Park Equipment," *Evening Journal*, April 15, 1968, 2; "Roll out the park 'barrel'," *Evening Journal*, April 17, 1968, 1

<sup>384</sup> "Fun House," *Evening Journal*, July 24, 1969, 1

<sup>385</sup> "Roll out the park 'barrel'," *Evening Journal*, April 17, 1968, 1

<sup>386</sup> "Garden I," *Evening Journal*, April 18, 1968, 3; "Busy Session for councilmen," *Evening Journal*, May 21, 1968, 1; "Plant memorial tree in Sunset Park," *Evening Journal*, May 22, 1968, 2

<sup>387</sup> "Dear Aunt Agatha," *Evening Journal*, May 18, 1968, 5

<sup>388</sup> "New tennis courts," *Evening Journal*, June 11, 1968, 1

West Side Residential Historic District  
Name of Property

Washington County, Iowa  
County and State

burning fireplaces used for cooking in Sunset Park were converted to charcoal burners by park custodians Pete Groff and Raymond Bower in July 1968.<sup>389</sup> More picnic tables and benches were again constructed over the winter. The park board also partnered with other organizations in this period for improvements at Sunset Park, such as working with work study seniors at Washington High School in the painting of the pavilions in multiple colors to help distinguish the different locations in the park.<sup>390</sup> Additional tree planting was undertaken in 1969, along with removal of dead and diseased trees. Garden I of the Fortnightly Club planted blue Pfitzer junipers at the northwest entrance to Sunset Park.<sup>391</sup> In March 1969, "Astro City" was purchased by the park board, and it was installed in April. The play structure includes a portion shaped like a space ship that stands at 30 feet tall (Map #150-K2).<sup>392</sup> The new play equipment throughout Sunset Park was noted as an excellent effort by the park board for development of the park to offset the loss of the elm trees.<sup>393</sup> The development of

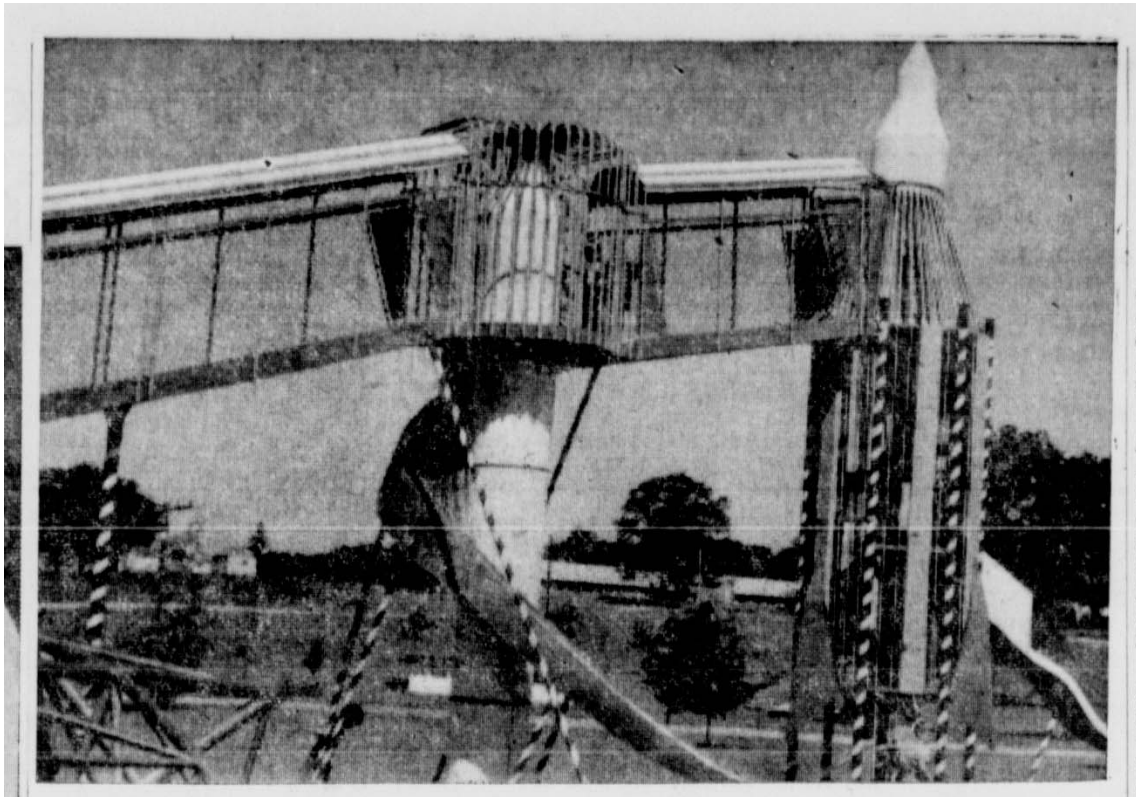


Figure 34. New 'Astro City' ride at Sunset Park in spring 1969 ("Astro City' Ride," *Evening Journal*, June 16, 1969, 5).

the park with multiple pieces of play equipment from Miracle Equipment Company of Grinnell led to the filming of a movie in Sunset Park for the manufacturer in July 1969. A train was brought in to the park for the filming, for the company to also showcase this product.<sup>394</sup> The movie was designed to promote physical fitness among the children, and it included 50 local children and five mothers in the production. Residents were invited to the Y.M.C.A. on November 11 to see the final movie created by Warford Productions of Des Moines.<sup>395</sup> The development through Sunset Park is depicted on the aerial photograph from April 1969 (Figure 35). The new

<sup>389</sup> "Charcoal Burners in Park," *Evening Journal*, July 18, 1968, 1

<sup>390</sup> "Work-study seniors involved," *Evening Journal*, May 20, 1970, 1

<sup>391</sup> "Garden I," *Evening Journal*, April 23, 1969, 7

<sup>392</sup> "City parks survive winter," *Evening Journal*, March 29, 1969, 1; "Dear Aunt Agatha," *Evening Journal*, May 3, 1969, 5; "Astro City' Ride," *Evening Journal*, June 16, 1969, 5

<sup>393</sup> "New Face of Sunset Park," *Evening Journal*, May 5, 1969, 4

<sup>394</sup> "Sunset Park Movie," *Evening Journal*, July 30, 1969, 2; "Toot-Toot & All Abroad!" *Evening Journal*, July 31, 1969, 4

<sup>395</sup> "Local movie," *Evening Journal*, November 8, 1969, 1; "Purely Personal," *Evening Journal*, November 8, 1969, 4



West Side Residential Historic District  
Name of Property

Washington County, Iowa  
County and State

picnic shelters, shelter house, wading pool shelter, log cabin, shop building, and municipal pool are all clearly depicted on this photograph, as well as remain as significant features of Sunset Park today (Figure 37). The drives throughout the park remain similar to the current configuration, with the eight entrances in 1969 reduced to the main five entrances in the middle of the 1970s (one from W. Madison, one from W. Jefferson, one from W. Washington, older one from W. Main, and east one from W. Main in the later addition). Two smaller roads in the center of the park were also closed at this time and later removed/seeded.<sup>396</sup>



Figure 35. Aerial photograph of the west side of Washington in April 1969, with historic district boundary overlaid (Iowa Geographical Map Server; McCarley 2017).

<sup>396</sup> “Council discusses ordinance on beer,” *Evening Journal*, April 17, 1973, 1; “Move to slow traffic in park,” *Evening Journal*, April 30, 1974, 1; “City council drafts proposal for traffic in Sunset Park,” *Evening Journal*, October 7, 1975, 1; “Washington Council sets plans for street work,” *Evening Journal*, April 20, 1976, 1



West Side Residential Historic District  
Name of Property

Washington County, Iowa  
County and State

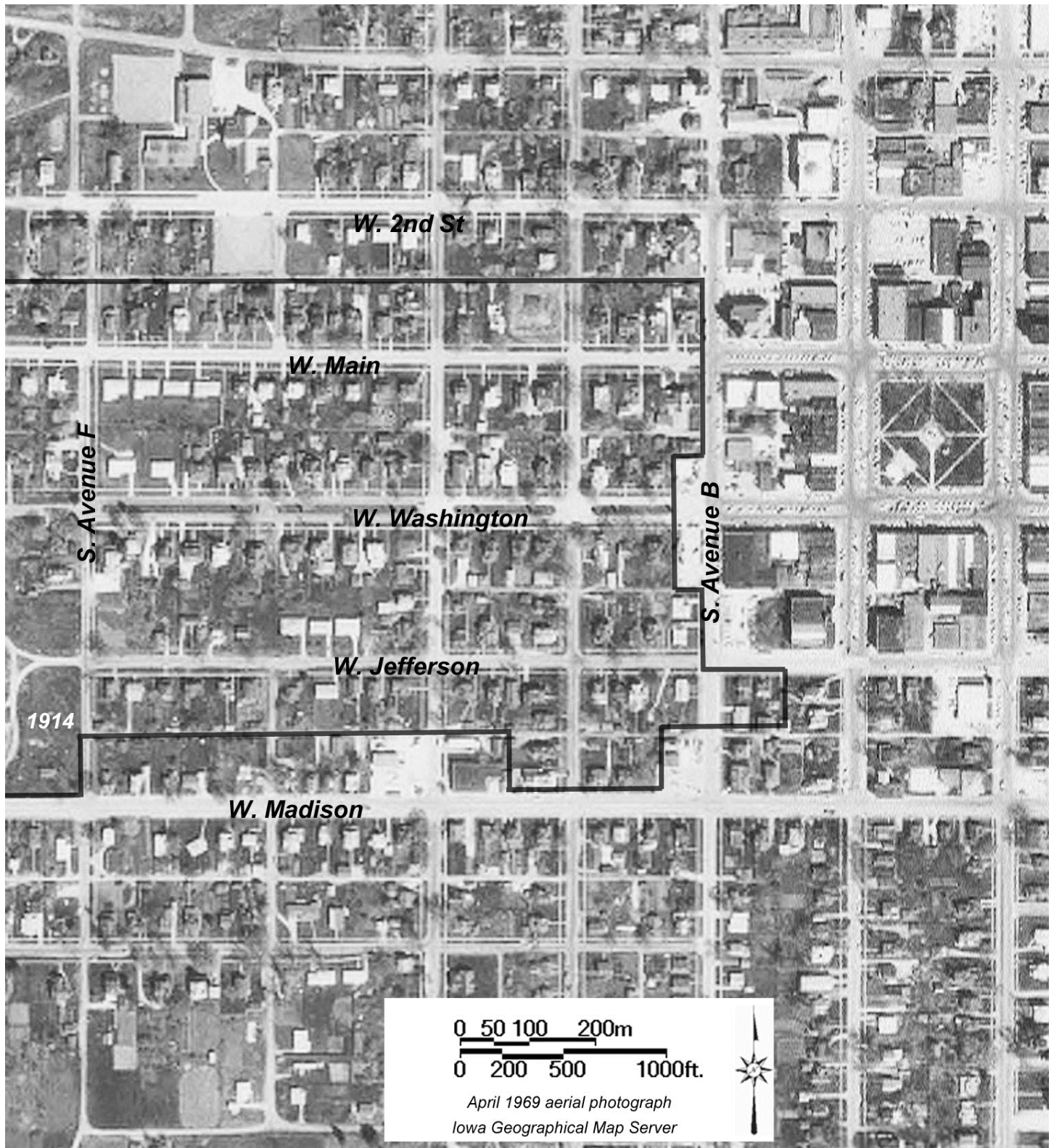


Figure 36. East half of the West Side Residential Historic District in April 1969 (Iowa Geographical Map Server; McCarley 2017).

West Side Residential Historic District  
Name of Property

Washington County, Iowa  
County and State



Figure 37. West half of the West Side Residential Historic District in April 1969 (Iowa Geographical Map Server; McCarley 2017).

West Side Residential Historic District

Name of Property

Washington County, Iowa

County and State

Residential construction continued strong through the end of the 1960s in Washington. Additional plats for subdivisions were filed in the southeast section of town through the end of the decade, including Vacha's Subdivision and Foss Subdivision in 1966. A handful of houses were built through the end of the 1960s in these subdivisions. Two lots in southwest Washington were platted as Miller's Subdivision in 1967 as well. The largest residential development in this period was completed by Hal Hotle on the south side of Washington, immediately north of the new McCleery-Cumming Company factory. On the west side of S. 12<sup>th</sup> Street between Taylor and Tyler, a block and half was platted as Hotle's Subdivision in 1965 with the two blocks to the west in the interstitial space to Graber's 23<sup>rd</sup> Addition then platted as Hotle's 2<sup>nd</sup> Subdivision in 1967. While development normally occurred over a period of five to ten years after platting of subdivisions in the 1960s, Hotle's Addition and Hotle's 2<sup>nd</sup> Addition varied from this pattern, with construction dates of 42 houses noted from 1966 to 1968.<sup>397</sup> Homes built throughout his development included 27 one-story ranch houses and 15 split-level homes, introducing a new architectural style to the residential vocabulary in Washington. Overall, there was a record \$790,550 in building permits issued in 1968, including 14 new businesses or business additions, 32 new homes, and 70 permits for remodeling.<sup>398</sup> The population of Washington reached 6,317 in 1970, a notable increase from 6,037 in 1960.

In the West Side Residential Historic District, the majority of the lots were developed by the 1960s. However, the three houses that were built in this period followed the pattern of development from the 1950s, and all were built on vacant parcels remaining on the east side of S. Avenue F. A ranch house was constructed in 1965 at 624 W. Washington on the last lot platted on the former large property of Hiram Scofield in the 600 block of W. Main (Map #79; Iowa #92-00763). Two split level houses were then built to the south on land subdivided from the larger property at 631 W. Washington. The first was built at 635 W. Washington in 1968 (Map #85; Iowa #92-00764), and the second was built in 1969 at 208 S. Avenue F (Map #41; Iowa #92-00750). Despite their addresses, both were designed with the longer portion of the house facing towards Sunset Park to the west. The split-level designs followed a similar form as the other houses of this style built in Washington in the 1960s, reflecting the latest architectural styles for this west side neighborhood. Additionally, seven detached garages are noted as built in the 1960s in the West Side Residential Historic District, including both one-car and two-car garages. With this final construction, the available lots throughout the neighborhood were fully developed by 1969 (Figures 35-37). An aerial photograph from 1969 shows the appearance of the West Side Residential Historic District as very similar as in 2017, with only a handful of new houses constructed in the neighborhood since this date and no significant demolitions.

By 1969, a total of 140 extant residential houses had been built in the West Side Residential Historic District. These houses include the 21 houses built in the period from 1856 to 1885, 64 houses built from 1886 to 1909, 68 houses built from 1910 to 1944, as well as the 30 houses built in the last period of significant development from 1945 to 1969. The trend through the last decades of development was towards one-story homes, typically following the ranch form. These houses were mixed on blocks with older two story homes, as well as concentrated on large properties not previously fully developed. Similar to the previous decades, houses built in this period were typically built on previously undeveloped lots, with lots previously owned with adjacent properties sold separately in this period and larger lots subdivided for increased density in the neighborhood. 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. Houses built in the neighborhood in this period continued to be built for a number of successful businessmen.

The construction conditions of the 1960s shifted at the start of the 1970s. By June 1970, issues with inflation were already noted as stopping many families in Washington County from buying new homes. Mortgages were becoming difficult to find, and interest rates were high. As a result, more home owners were retaining

<sup>397</sup> "Work starts today in Hotle sub-division," *Evening Journal*, November 25, 1965, 1

<sup>398</sup> "Many Improvements Here During 1968," *Evening Journal*, January 2, 1969, 1

West Side Residential Historic District

Name of Property

Washington County, Iowa

County and State

their existing homes and using money instead for remodeling projects.<sup>399</sup> Washington experienced increased growth and development through the end of the 20<sup>th</sup> century. The population increased from 6,317 in 1970 in 6,584 in 1980 and to 7,074 in 1990. However, the population fell slightly to 7,047 by 2000. As commuting distances lengthened, Washington also grew due to its location about 30 miles south of Iowa City. By 2010, the population reached 7,266. Through this period, residential development continued within subdivisions platted in the early 20<sup>th</sup> century as well as some new additions. Overall, the size of Washington has not significantly changed since the end of the 19<sup>th</sup> century, with development throughout the large additions platted in the 1890s continuing through the end of the 20<sup>th</sup> century. Eight houses have been built in the West Side Residential Historic District since 1969 (1973, 1978, 1985, 1985, 1988, 1992, 2000, 2015). While six of the house replaced earlier homes, two were built on undeveloped lots adjacent to the boundaries of Sunset Park (Map #93, Map #148), reflecting the earlier pattern of development. Additionally, the former high school converted to junior high converted to administrative offices was demolished on W. Main Street, and the new school administrative building was completed in 1974 on the site used for educational purposes since the early development of the neighborhood (Map #102). The neighborhood has remained strong through the end of the 20<sup>th</sup> century and into the 21<sup>st</sup> century. In fall 2017, there are no vacant lots found among the 148 residential properties in the historic district.

<sup>399</sup> "Home Improvements Rise," *Evening Journal*, June 22, 1970, 14

West Side Residential Historic District  
Name of Property

Washington County, Iowa  
County and State

### ***Architectural Significance of the West Side Residential Historic District, 1856 to 1969***

The West Side Residential Historic District is an excellent collection of a range of residential architectural styles and types from 1856 to 1969. 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. A number of Foursquare, Craftsman, and bungalow houses were then 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. 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 decade 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. 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.

The earliest of the 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. Only a handful of antebellum residences have been identified in Washington. As noted, the earliest residences in Washington were simple log structures, with frame structures then also built in the 1840s and prevalent throughout the 1850s. Log cabins followed types from other areas of the country, usually a one-room or two-room building with stone chimney and gable roof with wood shakes. By the early 20<sup>th</sup> century, remaining log cabins or log houses were rare, and the Alexander and Mary Young Log House in Cedar Township was donated to the Daughters of American Revolution (D.A.R.) and moved to Sunset Park on the west side of Washington in 1912 to preserve an example of this early residential type (Map #150-D2; Iowa #92-00160). Early frame houses were typically a simple one-and-one-half-story, side-gable house, known throughout the country as a Cape Cod house. Gable-roof dormers may have provided windows for the upper story loft, and the first story was usually divided into two rooms. Other homes by the 1850s were a full two stories, known as an I-house. These houses followed a similar side-gable format with an interior two-room plan on each story. More refined houses incorporated elements of the Greek Revival style with simple Classical corner pilasters, symmetrical façades, wide cornices, front porches with Classical columns, flat lintels, six-over-six-light double-hung windows, dentils, and entries with sidelights and transom windows. The one or two story gable-front house is the most simple of these forms, reflecting the historic form of the Greek temple. Early frame houses dating to the 1840s or 1850s still extant in Washington have largely been moved from their original sites as well, with original construction closer to the town square and later commercial or residential development resulting in the older home moved to a less desirable location.<sup>400</sup>

While vernacular homes continued to be more commonly built during the boom years of the late 1850s, the influence of other early styles also began to appear in Washington. The Gothic Revival style was popular nationally in this period. The style emphasized picturesque details such as steeply pitched cross gable roofs, multi-light windows, pointed or Gothic arch openings, porches with intricate details, and decorative trim including bargeboard and bay windows. Through his writings, including *Cottage Residences* and *The Architecture of Country Houses*, Andrew Jackson Downing is credited with spreading the Gothic Revival style

<sup>400</sup> McAlester 1997: 179-184; Carley 1994: 100-107; Walker 1996: 108-111



West Side Residential Historic District  
Name of Property

Washington County, Iowa  
County and State

across America, generally replacing the classical Greek Revival style. His designs provide a picturesque cottage retreat in the country for the middle-class. Downing particularly promoted the style as suitable for rural architecture, and the verticality of the style was often cited as suitable for religious architecture.<sup>401</sup> A common application of Gothic Revival architecture to a vernacular side-gable house was the addition of a front cross gable and increase in the pitch of the roof. Decorative vergeboard (or bargeboard) may also be added under the front or side gables. This style would continue to be built throughout the 1860s in Washington, with more identified examples dating to the period after the Civil War ended in 1865. However, one notable brick example dating to circa 1856 with the spike in construction in this period is the Joseph and Elizabeth (Jackson) Keck House at 504 W. Washington Blvd (Map #70; Iowa #92-00179). As noted, Keck was among the early settlers of Washington, and he was a prominent citizen involved in real estate and banking by the 1850s. This house was built on the southeast corner of the Jackson family property, replacing an earlier family house. In 1860, Keck then platted 40 acres of the farm into the Western Addition, retaining this large corner lot at the northwest corner of S. Avenue D (formerly Jackson Street) and W. Washington Blvd as an out lot within the subdivision for his personal property.



**Figure 38. Joseph and Elizabeth Keck House at 504 W. Washington Blvd (Map #70) (November 2017).**

While a number of Italianate commercial buildings were constructed during the boom of the 1850s, the style was primarily utilized in Washington for residences during the two decades following the Civil War, built locally into the 1880s. The Italianate, or the early Italian villa, was the prominent residential style in Washington throughout the 1860s and 1870s, with some Gothic Revival homes continuing to be built in the 1860s. The style reflected some of the picturesque features of the earlier Gothic Revival style. Typical features include tall arch windows with elaborate hoods, two-over-two-light double-hung windows, wide eaves with large brackets, and low pitch roofs. While the early Italian villas had rambling plans, the characteristic Italianate house developed as a cubical form with a low hip roof that often had a cupola centered on the peak. Italianate

<sup>401</sup> McAlester 1997: 197-200; Carley 1994: 134-142; Walker 1996: 122-131).



West Side Residential Historic District

Name of Property

Washington County, Iowa

County and State

houses were built of brick or frame construction. While some houses feature a central passage plan, many Italianate houses have a side passage layout with the entry to one side of a three-bay façade. Most gable-front versions of this style, distinguished by the large brackets under the eave from the earlier Greek Revival, have this plan. Window hoods or pediments are found on nearly all examples, varying from the simple emphasis of this element to elaborate arch decorative features.<sup>402</sup> Similar to the Gothic Revival style, the Italianate style was promoted nationally throughout published pattern books, such as *The Model Architect* by Samuel Sloan.

In the West Side Residential Historic District in Washington, a handful of houses built in the latter 1860s reflect the Italianate and Gothic Revival styles, though more tended to follow the simple gable-front vernacular form with some influence of these styles. The two-story brick Italianate house at 305 S. Avenue C is the most notable example of this style in the neighborhood (listed on NRHP as Kurtz House; Map #18; Iowa #92-00155). Vincent W. Andrus bought the lot in July 1865 and started construction on the house, with local history stating that he sold the house unfinished to lumber company partner Milton Barratt in June 1869 who then finished the house. The house retains original four-over-four-light double-hung wood windows, along with brick pilasters, wide eaves, and its overall cubical form (Figure 39). The remaining nine houses identified as built from 1865 to approximately 1870 in the west side neighborhood are all frame houses that are typically gable-front in style, with some Gothic Revival influence noted. One-and-one-half-story houses are the most common, such as the Stephen B. and Mary A. Sanford House at 714 W. Main (Map #140; Iowa #92-00795). The house reflects its early construction and Gothic Revival influence in the steeply pitched roof (Figure 40). Sanford & Co was formed around 1865 as a livery business on Marion Ave, and Sanford then bought this lot in March 1866. Other similar early homes retain four-over-four-light double-hung windows or six-over-six-light double-hung windows. A number of two-story, three-bay, gable-front frame houses were also built in town in the 1860s and into the 1870s, often reflecting elements of the Greek Revival or Italianate styles, such as the one built by carpenter Alonzo J. Lamphere at 603 W. Jefferson for his own family (Map #42; Iowa #92-00751). The gable-front two-story house retains two-over-two-light double-hung wood windows on the first story with less expensive (or perhaps earlier) six-over-six-light double-hung wood windows (Figure 41). The porch was added in the early 20<sup>th</sup> century, as a common improvement for early houses in this later period of development. Elmira Mather (widow) built one of the first T-plan houses at 313 W. Jefferson in 1873, replacing her earlier one-story house depicted on the 1869 birds-eye view (Map #10; Iowa #92-00420). The two-story frame house reflects some influence of the Italianate style (Figure 42).

With the increasing popularity of the narrow gauge railroad (less expensive to build), residents in Winfield (Henry County) raised funds in 1876 to build a railroad from Burlington to Winfield. Though not built until the winter of 1879-1880, plans were immediately made to continue the Burlington & Northwestern railroad west to Washington.<sup>403</sup> This appears to have spurred new construction in the downtown, with three large commercial buildings constructed downtown in 1876. The activity also spurred new residences to be constructed in this period. Howard Burrell, editor of the *Washington Press*, built a frame gable-front Italianate house at 527 W. Washington Blvd around 1876 (Figure 43) (Map #69; Iowa #92-00376). While frame was the most common construction material, brick houses were built by wealthier residents in the late 1870s and into the 1880s, continuing to reflect the Italianate style. On the west side of downtown William Scofield built a two-story brick Italianate house at 305 W. Main Street around 1877 at the east edge of the West Side Residential Historic District (Map #99; Iowa #92-00397). The house had a similar basic gable-front form, embellished with a front bay window, side tower, decorative window hoods, and wide eaves lined with decorative brackets (Figure 44).

<sup>402</sup> McAlester 1997: 211-12; Carley 1994: 143-145; Walker 1996: 134-139

<sup>403</sup> Burrell 1909, Vol. 1: 218; Fisher 1978: 209; line acquired by Chicago, Burlington, & Quincy by 1887

West Side Residential Historic District  
Name of Property

Washington County, Iowa  
County and State



**Figure 39. Kurtz House at 305 S. Avenue C (Map #18) (December 2014).**



**Figure 40. Sanford House at 714 W. Main (Map #140) (December 2014).**



West Side Residential Historic District  
Name of Property

Washington County, Iowa  
County and State



**Figure 41. Lamphere House at 603 W. Jefferson (Map #42) (December 2014).**



**Figure 42. Mather House at 313 W. Jefferson (Map #10) (December 2014).**



West Side Residential Historic District  
Name of Property

Washington County, Iowa  
County and State



Figure 43. Burrell House at 527 W. Washington Blvd (Map #69) (December 2014).



Figure 44. William Scofield House at 305 W. Main Street (Map #99) (October 2012).

West Side Residential Historic District

Name of Property

Washington County, Iowa

County and State

Residences built throughout this period from 1856 to 1885 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. By 1885, 21 extant properties had been built in the surveyed neighborhood on the west side of Washington since 1856, 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 are brick, while the remaining 19 houses are frame construction. While a handful more strongly reflect the Gothic Revival or Italianate styles, the majority reflect simpler gable-front house type that represents typical construction in Washington in this period. 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.

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.<sup>404</sup> The renaissance in building by the late 1880s brought a new architectural vocabulary to Washington, the Queen Anne style. The style was defined by a number of elaborate features, including hip roofs with projecting gables, asymmetrical massing, wood porches with decorative columns, bay windows, turrets, decorative surfaces such as fishscale shingles, and contrasting decorative materials. As the style dispersed across the United States and it became popular for various types and sizes of houses, the features were interpreted for a more modest, smaller house by the 1890s and early 1900s. The emphasis remained on asymmetrical layout, numerous angles created through bay windows and projecting gable sections, and decorative surfaces and features, such as patterned shingles on walls, brackets, turned columns, and other decorative carved details. Over half of the Queen Anne houses are distinguished by the steeply pitched hipped roof with one or more lower cross gables. Two cross gables are the most common, with one asymmetrically placed on the front and one on the side. According to McAlester, “the roof form of this subtype is among the most distinctive Queen Anne characteristics and occurs in examples ranging from modest cottages to high-style landmarks.”<sup>405</sup>

The large number of houses built in the late 1880s and early 1890s were primarily Queen Anne homes. A total of 19 houses were built from 1887 to 1893 in the neighborhood, followed by an additional 14 from 1894 to 1900. Of the houses built in the first half of this period, 14 were Queen Anne homes. One of the earliest was built in 1889 for Captain James B. and Minerva Teller at 320 W. Main Street (Map #98; Iowa #92-00413). The house exhibits a number of characteristic features of the style, including asymmetrical massing, cross gables and smaller gables, decorative porch with spindlework, decorative wall surfaces, and decorative windows (Figure 45). The frame Queen Anne house built in the same year for Martin and Willie Miller across the street at 321 W. Main likewise exhibits a number of characteristic features, including arched porch details (Map #101; Iowa #92-00399). On the block to the south at 320 W. Washington, the Eugene and Anna Anderson House built in 1891 was designed and built with a number of characteristic features of the style, including asymmetrical massing, cross gables and smaller gables, bay windows, and decorative porches with spindlework (Map #51; Iowa #92-00384). Overall, the eight houses built on W. Washington Blvd in this period all reflected Queen Anne design or features. The western one was built for Frank and Nettie Stewart at 603 W. Washington Blvd in 1893, including siding on the second story that flares out at the base of the story (Figure 46) (listed on NRHP; Map #80; Iowa #92-00180). This flared siding feature is also found on several other homes built in the neighborhood in the 1890s and into the early 1900s. Simpler Queen Anne houses

<sup>404</sup> Burrell 1909, Vol. 1: 532

<sup>405</sup> McAlester 1997: 263



West Side Residential Historic District  
Name of Property

Washington County, Iowa  
County and State



Figure 45. James B. and Minerva Teller House at 320 W. Main Street, 1889 (Map #98) (November 2017).



Figure 46. Frank and Nettie Stewart House at 603 W. Washington, 1893 (Map #80) (December 2014).



West Side Residential Historic District  
Name of Property

Washington County, Iowa  
County and State



**Figure 47. William E. and Viola B. Kerr House at 522 W. Main Street, 1892 (Map #113) (December 2014).**

included a hip-roof form with projecting gable-roof sections on two or three sides. The remaining houses built from 1887 to 1893 in the west side neighborhood include simpler gable-front or side gable houses, as well as one large Second Empire home built for William E. and Viola B. Kerr at 522 W. Main Street in 1892 (Map #113; Iowa #92-00418). An article from the *Washington Press* on December 30, 1892 lists that the house for real estate investor and agent W.E. Kerr was built by the contractor H. Shrader for the cost of \$3,500.<sup>406</sup> Construction continued strong citywide in 1893, with several notes throughout the year on the number of houses under construction and a note at the end of the year that dozens and dozens of new and handsome residences ranging from \$1,000 to \$5,000 had been completed.<sup>407</sup>

Through the end of the 1890s, the Queen Anne style continued to dominate residential architecture in Washington. So much so, in fact, that it frustrated the editor of the *Gazette*: "Our city would be much more attractive if there were not so much sameness in the architecture. There seems to be one plan after which, with some slight variations, most of our new residences are built. The plan is a good and convenient one, but it does not follow that just as good plans may not be easily secured with more variety in outward appearance." There had been wonderful growth in building new residences in 1895, and most of them were well-built, roomy houses. A handful did find new and attractive styles of residences, including those of Dr. Rork, J.A. Young, and Roy Davis.<sup>408</sup> While most of the residences continued to be frame construction, a handful of brick houses were built. In October 1895, the *Evening Journal* noted that Frank Swift was building two of the neatest brick houses in the southwest part of town that you ever saw – two story houses with all the modern conveniences. The grounds had been terraced and graded and cement walks and steps laid. He was noted as having

<sup>406</sup> *Washington Press*, December 28, 1892

<sup>407</sup> "Talk of Today," *Daily Hustler*, April 17, 1893, 2; "Local and Personal," *Gazette*, January 12, 1894, 3)

<sup>408</sup> "Here and There," *Gazette*, September 20, 1895, 1



West Side Residential Historic District

Name of Property

Washington County, Iowa

County and State

bought, improved, and beautified several other lots in town over the years as well.<sup>409</sup> It is likely that the article referred to the pair of similar brick houses on lots owned by Swift at 315 S. Avenue C and 319 S. Avenue C in the West Side Residential Historic District (Map #15; Iowa #92-00429; Map #16; Iowa #92-00428). The houses are noted for their similarity in design, with Swift then listed as living in the corner house (319) into the early 20<sup>th</sup> century (Figure 48). In this period from 1894 to 1900, ten frame Queen Anne houses were built throughout the west side neighborhood, along W. Jefferson, on the east end of W. Jefferson, on the west end of W. Main, and on blocks along S. Avenue C and S. Avenue D. As noted, many of them followed the traditional hip-roof form with projecting gable-roof sections and bay windows. A handful departed from the “norm,” such as the house built for Carl M. and Helen Keck at 522 W. Washington Blvd in 1897 (Map #73; Iowa #92-00392). This house followed a more cubical form, with a rounded front section and wide eaves (Figure 49).

While Queen Anne houses continued to be built throughout the first decade of the 20<sup>th</sup> century, the shifting architectural tastes to simpler houses promoted the Foursquare style and revival styles such as the Colonial Revival and Classical Revival. A handful of smaller Victorian vernacular cottages were built into the first decade of the 20<sup>th</sup> century as well. The asymmetrical floor plan, elaborate features, and decorative surfaces of the Queen Anne style began to be tamed by the rising popularity of the Foursquare house over the next decade, resulting in some transitional dwellings. Foursquare houses were cubical, two-story houses, typically with wide eaves, a hip roof, dormers, and a front porch. Elements of Queen Anne houses applied to this form for transitional houses might include a cross gable on the hip roof, and bay windows and oriel windows carried over in a simpler, smaller form. The Colonial Revival style was also popular in the first decades of the 20<sup>th</sup> century, reflecting early American architecture, such as the Federal style. These houses also typically had a



Figure 48. Brick house built by Frank E. Swift at 315 S. Avenue C (Map #16) (December 2014).

<sup>409</sup> “50 Years Ago,” *Evening Journal*, October 13, 1945, 4

West Side Residential Historic District  
Name of Property

Washington County, Iowa  
County and State



**Figure 49. Carl M. and Helen B. Keck House at 522 W. Washington Blvd (Map #73) (December 2014).**

symmetrical façade, accentuated entry with sidelights and/or transom, and windows with multi-light over multi-light double-hung sashes (such as eight-over-eight-light double-hung windows). Classical Revival houses reflected the earlier Greek Revival style of the 19th century, drawing other details from classical architecture as well. Typical features included porches with classical columns, pediments, symmetrical facades, and classical details like dentils, entries with sidelights, and multi-light windows. These styles typically had simple, elegant lines and proportions.<sup>410</sup>

In the West Side Residential Historic District, 22 houses were built from 1900 to 1909, including 14 built from 1900 to 1904 and eight built from 1905 to 1909. Six houses built from 1902 to 1909 were built on lots subdivided from the former Joseph Keck property, representing the start of the development of larger 19<sup>th</sup> century estate properties in the neighborhood for additional housing. 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. The 14 houses built in the first half of this period include eight houses that reflect elements of the Queen Anne style; however, all are simpler forms than those built in the previous decade. Simpler Queen Anne houses included a hip-roof form with projecting gable-roof sections on two or three sides, such as the house built at 618 W. Main Street by Frank Swift to replace the older home of Dr. J.C.W. Coxe (Figure 50) (Map #129; Iowa #92-00784).

This new house, as well as three others in the historic district, were highlighted in the December 1902 article: “In the vicinity of Sunset Park, Daniel Wilde has just completed one of the handsomest little cottages in town.

<sup>410</sup> Ames and McClelland 2002: 59; McAlester 1997: 355-358; 417-418; Carley 1994: 212-221



West Side Residential Historic District

Name of Property

Washington County, Iowa

County and State

On West Washington, Harry Montgomery has just handsomely furnished and moved into his new frame dwelling. A modern home was erected by William Fulton on West Main street, where he and family are now cozily located. The old Dr. J.C.W. Coxe property off West Main street has been torn down and in its stead Frank Swift is finishing up a large and comfortable dwelling house.<sup>411</sup> These four houses reflect the variety of houses built in this period, highlighting the variations in styles apart from the Queen Anne. The house of Daniel Wilde was built at 209 S. Avenue F on the west edge of the neighborhood at the corner with W. Washington and just north of James Work's Queen Anne house built in 1895 (Map #86; Iowa #92-00431). The one-story house was the only one built in this period reflecting the Victorian vernacular style in the neighborhood (Figure 51). The home of William Fulton at 607 W. Main was one of the first built on a lot in Keck's Subdivision (Map #121; Iowa #92-00164). This house reflects the traditional, simple Foursquare design built in the first decade of the 20<sup>th</sup> century, a cubical house form with hip roof and dormers (Figure 52). Harry Montgomery's house at 409 W. Washington Blvd drew on elements of the Colonial Revival style combined with a simpler, symmetrical form (Figure 53) (Map #57; Iowa #92-00370). One example of a more traditional Queen Anne house built in this period was constructed in 1904 for James B. and Julia Crail at 309 W. Washington Blvd (Map #52; Iowa #92-00367). While the house includes several decorative Queen Anne features, the overall form is more cubical than the earlier homes with asymmetrical massing (Figure 54).



Figure 50. Adam Wombacher House at 618 W. Main Street (Map #129) (December 2014).

<sup>411</sup> "Recent Improvements," *Evening Journal*, December 23, 1902, 3



West Side Residential Historic District

Name of Property

Washington County, Iowa

County and State



Figure 51. Daniel and Elizabeth Wilde House at 209 S. Avenue F (Map #86) (December 2014).



Figure 52. William and Helen Fulton House at 607 W. Main (Map #121) (December 2014).



West Side Residential Historic District  
Name of Property

Washington County, Iowa  
County and State



Figure 53. Harry and Belle Montgomery House at 409 W. Washington (Map #57) (December 2014).



Figure 54. James B. and Julia Crail at 309 W. Washington Blvd (Map #52) (November 2017).

West Side Residential Historic District

Name of Property

Washington County, Iowa

County and State

While frame construction continued to dominate the new residential construction in Washington throughout the first decade of the 20<sup>th</sup> century, the traditional stone foundation began to be replaced by a new material. Local contractor J.J. McKeone began to work with concrete in Washington in 1901, installing many of the first concrete curbs and sidewalks in Washington over the following years. He laid the first concrete foundation for the John Shields & Sons cement store room in 1902, entering into a brief partnership with John Shields (building materials). McKeone bought the first cement block machine in southeast Iowa in fall 1903, beginning to experiment with concrete blocks. In 1904, he bought the first concrete mixer in the county, completing early concrete work for bridges and culverts throughout the county.<sup>412</sup> Newspaper advertisements for McKeone & Shields in May 1904 notes that they were contractors for all kinds of concrete masonry, hollow concrete building blocks, concrete foundations, cement walks, curbing, cellar floors, steps, window sills, water tables, and coping. They had Portland cement, crushed limestone, and river sand for sale, as well as sidewalk blocks already made and for sale at the yard.<sup>413</sup>

With increasing demand for concrete work, other contractors also expanded into this area. By 1907, Tobe Minick and Son also advertised in the newspaper as contractors for concrete, brick, and stone masonry.<sup>414</sup> Both cement contractors anticipated a busy year in April 1908, especially for cement sidewalks. J.J. McKeone was planning to introduce a new porch post, a new element in his cement line, and he anticipated that his cement block manufacturing plant north of the depot would be a busy place in spring. Tobias Minick & Son also manufactured cement blocks, and they were presently engaged in putting in a new cement block front on the building owned by Dot Hollingsworth on the southwest corner of the square (205 S. Marion).<sup>415</sup> By 1909, both J.J. McKeone and T. Minick & Son were noted as making plain and ornamental concrete blocks for house foundations, which was a growing and promising industry.<sup>416</sup> In April 1909, J.J. McKeone installed one of the latest and best concrete mixing machines at his yards, the Coltrin Concrete Mixer No. 9 with a capacity of 90 cubic yards of concrete each day with perfect proportions of concrete, gravel, sand, and stone. Additionally, he owned an adjustable block machine that had 18 designs. The blocks were faced with white Portland cement to make them waterproof. McKeone also completed all kinds of concrete work, including sidewalks, foundations, buildings, columns, etc. and was especially pleased to do reinforced concrete work.<sup>417</sup> J.J. McKeone was also involved in the construction of the "fireproof" house for Smith and Jennie Brookhart at 1203 E. Washington Street in 1909 (listed on the NRHP in 2005, currently part of the United Presbyterian Home).

Three of the eight houses then built in the West Side Residential Historic District in Washington from 1905 to 1909 utilized a rusticated (decorative) concrete block foundation, while the other five houses were built on traditional stone foundations. The houses reflect a range of housing styles and types. Two continue to reflect elements of the Queen Anne style in cross gables, and two follow the simpler Foursquare form. One house is a wider form, drawing more on the Colonial Revival style. The Thomas J. and Jeannette McElhinney House at 317 W. Jefferson is more decorative with gambrel-roof sections clad in shingles (Map #11; Iowa #92-00421). The house draws on elements of the Shingle style, popular over the last decades in other areas along with the Queen Anne style (Figure 55). The first bungalow built in the neighborhood was constructed in summer-fall 1909 for Mrs. Mary A. Hollingsworth at 611 W. Washington Blvd, replacing the earlier family home on the site that was destroyed by fire (Map #81; Iowa #92-00378). The house interestingly also utilizes a multi-slope roof form, combined with a front gable form with a gable-roof porch and side dormers that reflect more typical features of bungalow homes over the next two decades (Figure 56).

<sup>412</sup> "J.J. McKeone," *Evening Journal*, April 26, 1913, 27

<sup>413</sup> *Evening Journal*, May 11, 1904, 2; *Evening Journal*, July 11, 1904, 3

<sup>414</sup> *Evening Journal*, July 31, 1907, 3

<sup>415</sup> "Spring Building," *Evening Journal*, April 9, 1908, 6)

<sup>416</sup> Burrell 1909, Vol. 1: 406

<sup>417</sup> "A New Cement Machine," *Washington Journal*, April 3, 1909, 2



West Side Residential Historic District  
Name of Property

Washington County, Iowa  
County and State



Figure 55. Thomas J. and Jeannette McElhinney House at 317 W. Jefferson (Map #11) (December 2014).



Figure 56. Mary A. Hollingsworth House at 611 W. Washington Blvd (Map #81) (November 2017).

West Side Residential Historic District

Name of Property

Washington County, Iowa

County and State

While only five of the 54 extant houses built from 1886 to 1909 are 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. The demand for smaller houses in Washington and across the country was timed perfectly with the popularity of the bungalow. Typical features of a Craftsman bungalow included low-pitched roofs, wide eaves, multi-light over single-light double-hung windows, exposed rafter tails, and porches with tapered columns resting on short piers. While the one or one-and-one-half story bungalow could have various stylistic elements applied, the Craftsman bungalow was the most popular in this period. Bungalows included various rooflines, including side gable, gable-front, and clipped gable. Bungalows were also built in this period in other styles, which would gain further popularity in the 1920s and 1930s.<sup>418</sup> In the period from 1910 to 1919, 22 houses were built in the West Side Residential Historic District in Washington. These houses included seven bungalows, mostly side-gable styles. The John O. and Perle Roberts House at 608 W. Washington is an example of a side-gable frame bungalow clad in wood shingles on the second story (Map #76; Iowa #92-00395). The house has several characteristic features of the style, including wide eaves, full recessed front porch with wide square columns and low porch rail wall, partially engaged brick chimney with shoulder, centered front dormer with shingles, and shingled side gables (Figure 57). The bungalow built for Ada B. Davis at 314 W. Main Street around 1917 is a standard variation of the side gable bungalow, with brick on the first story and frame second story (Map #97; Iowa #92-00412). The house has a full front porch with short piers on brick columns and a brick rail wall, wide eaves with triangular brackets, exposed rafter tails, and multi-light-over-single-light double-hung windows (Figure 58). In other neighborhoods, bungalows were more prevalent, with a larger number of smaller homes built in this period. Larger homes continued to be more popular in the West Side Residential Historic District, and the bungalows built in the neighborhood tend to represent larger and more refined examples than in other neighborhoods.

Larger homes built in the 1910s primarily reflected the Foursquare or Craftsman style in Washington, with some Colonial Revival and Classical Revival styles also built. While the Prairie School style was popular throughout Iowa in this period, the Winfield Smouse House built around 1916 at 321 S. Iowa Avenue is the only one in Washington to strongly reflect this style in the horizontal lines, wide eaves, and overall detailing (listed on NRHP in 1982).<sup>419</sup> However, the wide eaves found on Prairie School houses influenced other styles and types in this period. The larger two-story Craftsman home was also distinguished by wide eaves, as well as decorative square wood shingles on gables or wall surfaces, brackets under eaves, and front porch with Craftsman elements. The traditional hip-roof Foursquare house is a somewhat simplified, plainer version of the more detailed Craftsman house, also typically with wide eaves. Both types of houses built in this period typically had full porches, with Craftsman or Classical style porches incorporated on the Foursquare form. Square oriel windows on the first story or spanning the middle of the house for a staircase window are also common features on these houses. Of the 22 houses built in the West Side Residential Historic District from 1910 to 1919, five are larger Craftsman homes and seven are more traditional Foursquare houses. The two-story frame Craftsman house built for Robert and Jean Patterson at 526 W. Main around 1916 includes wide eaves with exposed rafter tails and triangular brackets, a centered front dormer breaking the roofline, a full front porch with battered columns on rusticated concrete block piers, wood shingled gables and dormer, and a square staircase oriel window (Figure 59) (Map #114; Iowa #92-00419). The more traditional Foursquare house built for James and Martha Gordon around 1911 at 311 S. Avenue C has wide eaves without decorative details, a full front porch with simple square columns, hip-roof dormers on three sides of the roof, and a square staircase oriel window (Figure 60) (Map #17; Iowa #92-00427). The former Everson house in the 200 block of E. Main was moved into the neighborhood in 1910, remodeled by Edmund D. and Emeline W. Morrison into a Classical Revival home with a full two-story front porch (422 W. Washington Blvd; Map #63; Iowa #92-00388). The large two-story house for Peter and Lucy Berdo at 614 W. Washington also reflects more Classical Revival elements, combined with some Craftsman influence (Map #77, Iowa #92-00396).

<sup>418</sup> Carley 1994: 212-221

<sup>419</sup> Jacobsen 1982



West Side Residential Historic District  
Name of Property

Washington County, Iowa  
County and State



Figure 57. John O. and Perle Roberts House at 608 W. Washington (Map #76) (December 2014)



Figure 58. Ada B. Davis House at 314 W. Main (Map #97) (November 2017)



West Side Residential Historic District  
Name of Property

Washington County, Iowa  
County and State



Figure 59. Robert and Jean Patterson House at 526 W. Main (Map #114) (December 2014)



Figure 60. James and Martha Gordon House at 311 S. Avenue C (Map #17) (December 2014)

West Side Residential Historic District

Name of Property

Washington County, Iowa

County and State

The popularity of porches continued to increase in the early 20<sup>th</sup> century, resulting in houses updated with this attractive feature. The Arts and Crafts movement emphasized natural materials and a connection to the outdoors at the same time that spending time outdoors was promoted for better health. Porches were common features of houses built in the early 20<sup>th</sup> century, and common additions to earlier houses in this period. Porches in Craftsman or Classical styles typically spanned the front of the house. Craftsman porches usually had wide eaves, square columns, and stylized Craftsman detail. The porch columns were typically shorter and heavier than Queen Anne posts, and they often sat on stone or concrete block piers. The balustrade was also generally heavier turned pieces or simple square pieces.<sup>420</sup> Classical Revival porches typically had round columns with simple or decorative capitals. While new houses were often built with full porches in the 1910s, older houses were also updated with new porches in this period. At least seven extant houses in the West Side Residential Historic District built prior to 1900 were updated with porches in the 1910s, with an additional five receiving new porches in the 1920s. These features are generally significant in the evolution of the houses through this period.

Houses built through the 1920s in Washington continued the trends of the previous decade, including the move towards smaller houses. Of the 11 homes built from 1919 to 1929 in the West Side Residential Historic District, five were two-story houses, five were one-and-one-half-story homes, and one was one-story. The six smaller homes all reflected the bungalow style, including four gable-front bungalows and two side-gable bungalows. The gable-front bungalow built around 1923 for Horace W. and Constance Russel at 411 W. Jefferson is a particularly nice example of this style (Map #114; Iowa #92-00419). The house is fully sided in wood shingles, with a recessed full porch under the front gable, five-over-single-light double-hung wood windows, small square bay window, and side dormer (Figure 61). Larger two-story homes in this period typically reflect the Craftsman style with a gable-roof design, wide eaves, full porch, and Craftsman detailing such triangular brackets, exposed rafter tails, and wood shingled surfaces. While Foursquare houses were built into the 1920s, the two-story houses built in the surveyed neighborhood on the west side of Washington from 1919 to 1929 include three Craftsman houses, one T-plan house, and a Dutch Colonial Revival house. While any house with a gambrel roof is noted with some Dutch Colonial Revival influence, the standard Dutch Colonial Revival house built in the 1920s and into the 1930s was an eave-oriented house with a gambrel roof and typically a wide shed-roof front and rear dormer. Most of these houses did not have front porch, but they may have had a gable-roof hood over the entry. The house built around 1928 for widow Ella C. Warren at 904 W. Main is a good example of this style, and one of a few noted in Washington (Map #146; Iowa #92-00801). The house was built at the far end of W. Main Street, north of Sunset Park, and it follows the traditional side gambrel roof form with a wide shed-roof front and rear dormer (Figure 62). In this case, as with several other houses built in this period, the house was constructed on a lot that had been previously jointly owned with the adjacent house and sold separately for development in this period.

Sanborn maps show a number of garages that were built between the 1917 map and the 1931 map in the West Side Residential Historic District, as well as throughout the city. In many cases, these garages, noted as an "auto house" on the maps, replaced an earlier outbuilding. While the older outbuildings tended to be more elongated, the new garages were more compact, closer to a square in footprint. Generally, these buildings were built along the alley at the rear of the lot. In the longer blocks without alleys platted, some garages were built with driveways that accessed the main street in front of the house. While a large number were built in this period, only a percentage of these garages remain extant. In the West Side Residential Historic District, 22 garages are noted with construction dates in the 1920s. The majority of these garages are gable-oriented in design, with six hip-roof garages and two side-gable garages also noted. A few garages have a clipped front gable roof, and a few have decorative features characteristic of the Craftsman style, such as multi-light double-hung wood windows, exposed rafter tails, and/or triangular brackets. While the majority of the garages are

<sup>420</sup> Kahn and Meagher 1990: 58-60



West Side Residential Historic District  
Name of Property

Washington County, Iowa  
County and State



**Figure 61. Horace W. and Constance Russel House at 411 W. Jefferson (Map #114) (December 2014)**



**Figure 62. Ella C. Warren House at 904 W. Main Street (Map #146) (December 2014)**

West Side Residential Historic District

Name of Property

Washington County, Iowa

County and State

frame construction, one brick, one tile block, and one rusticated concrete block garage are also found within the historic district. While garage doors are a common item to have been replaced, some garages retain historic sliding wood garage doors. These garages are significant in reflecting this aspect of residential development in Washington.

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 lots from 1929 remaining for development after World War II. In addition to promoting construction, the Better Homes Edition of *Evening Journal* also included several articles on aspects of the "better home" to build in Washington. The house chosen for the cover page was a Tudor Revival house, and this style of house was depicted throughout the other articles and advertisements for modern homes in the edition. Typical features included steeply pitched gable roofs, large chimneys (often in front), entry vestibules, multi-light windows, and stucco eaves with half-timbering. While large Tudor Revival homes were built in larger cities, the style was also adopted to smaller houses, which were popular in smaller towns like Washington.<sup>421</sup> While large homes utilized the latest in architectural styles, the majority of the homes built in the 1930s were small homes designed for economy. National discussions on the ideal house received greater attention, and the Federal Housing Administration issued Principles of Planning Small Houses in 1936 to provide basic house plans that provided maximum accommodations with a minimum of cost. The standard form, which has been termed a "minimum house" or "minimal traditional house," incorporated a side gable design, central entry, and little if any ornamentation, including small eaves. The interior included a living room and kitchen to one side of the entry, with two bedrooms on the other side. Slightly larger houses included two bedrooms on the second story as well.<sup>422</sup>

In the West Side Residential Historic District, only one property had construction in the 1930s, though the owner built two houses on this lot at 215 W. Jefferson (Map #1; Iowa #92-00728). The first was a simple hip-roof house set back on the lot, built in 1934.<sup>423</sup> Thomas Berdo was a real estate agent, then listed as living at this address in the 1935 city directory. They then built the more stylistic one-and-one-half-story Tudor Revival house on the front portion of the lot in 1939 (Figure 63). The *Evening Journal* notes on June 7, 1939 that T.H. Berdo and wife plan to move into their new house at 215 W. Jefferson about September 1. They had been working for the last few months on their five room "Cape Cod" cottage (Tudor Revival) located on the front portion of the lot where they had built a few years ago.<sup>424</sup> The earlier small hip-roof house then became a rental property. Numerous articles were written in the late 1930s about the need for small houses for rental purposes in Washington, so this house filled that need. The number of apartments in Washington was also noted as increasing through the 1930s. Beginning in the 1920s, some of the larger older homes in the West Side Residential Historic District, as well as in other older neighborhoods in town, were split into two housing units. This trend continued into the 1930s, with large homes split into two or more housing units. Additionally, the first small apartment buildings appeared in this period in Washington, and more downtown buildings were noted for their apartments on upper stories (traditionally housing for store owners).

<sup>421</sup> McAlester 1997: 355-358

<sup>422</sup> Ames and McClelland 2002: 60-62

<sup>423</sup> "Mr. and Mrs. Tom Berdo are planning to move into their new house on West Jefferson street on Monday," *Democrat Independent* on October 4, 1934, page 7

<sup>424</sup> "Housing Situation in Washington Improves; Residences are Built," *Evening Journal*, June 7, 1939, 1



West Side Residential Historic District  
Name of Property

Washington County, Iowa  
County and State



**Figure 63. Thomas and Ida Berdo House at 215 W Jefferson (Map #1) (December 2014).**

In the West Side Residential Historic District, 110 of the 148 extant houses had been built by 1945, representing approximately three-quarters of the homes in the historic district. With only eight houses built since 1969, the 30 houses built in the period from 1945 to 1969 reflect a significant period of later development for the historic district and collection of housing styles and types through this period. 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. Construction in the West Side Residential Historic District largely occurred on vacant lots, increasing its density through development of remaining vacant parcels rather than replacing earlier homes. 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. Larger ranch homes were located on prominent and desirable lots yet undeveloped near Sunset Park in the west end of the historic district.

New residential construction was restricted in the years immediately following World War II, with shortages in materials and high costs noted for construction in Washington. In August 1949, the *Evening Journal* noted that housing had been an issue since the end of the war, with the need for additional housing for returning veterans. However, the lack of available building materials restricted construction through the end of the 1940s in Washington. A number of one-and-one-half-story side gable houses continued to be built through the end of the 1940s, reflecting the Cape Cod Revival style. Smaller side-gable minimal traditional houses were built, with few decorative details and small eaves. Overall, the trend appears to be toward one-story houses that are more elongated, morphing into the typical ranch house form of the 1950s. Attached garages appear on some of these houses, though a number of detached garages continued to be built through the 1950s. In general, new construction was scattered in neighborhoods throughout town, increasing the density of these



West Side Residential Historic District

Name of Property

Washington County, Iowa

County and State

areas, with the exception of a few concentrations of new developments in the southeast part of town and near Stewart School.<sup>425</sup>

Thus, construction continued in previously platted neighborhoods such as the West Side Residential Historic District through the end of the 1940s, though limited overall by the conditions of this period. Three houses were built in the historic district in this period, and all three were small one-story frame houses. The home of Ira W. (Tink) and Helen Shenefelt at 111 N. Avenue B follows the minimal traditional style that became popular in the late 1930s and was built into the 1940s (Figure 64) (Map #94; Iowa #92-00772). The house was built on the north half of the lot behind the c.1876 two-story house at 302 W. Main. The lot was sold in 1946 to J.M. White, manager of the Washington Lumber and Fuel Company. The home took longer to finish with the scarcity of building materials, finally completed in 1947 and sold to the Shenefelts.<sup>426</sup> The other two houses were built in the 700 block of W. Main Street. Contractor Earl Wood owned the vacant corner lot at 703 W. Main Street in 1945, and he built a one-story side-gable frame house with a front cross-gable section in 1945-46, selling it to Jay and Helen Brewer in 1946 (Figure 65) (Map #132; Iowa #92-00787). The house has a set of paired double-hung windows at the front corner, a feature that would be popular on ranch homes built through the 1950s and 1960s. The house 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.<sup>427</sup> Across the street, the vacant corner lot and the house to the west was sold to T. Garner See in August 1949 (Map #138; Iowa #92-00793). He then built the one-story hip-roof frame house on the corner lot, using it as a rental apparently before selling it to widow Edna Stumpf in 1951.

Significant population growth in Washington continued through the end of the 1940s, with the population reaching 5,902 in 1950. 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. This positioned Washington for increased residential development going into the 1950s. Building materials also became more readily available, also helping to decrease the cost of construction. Construction was strong in the 1950s, with approximately 240 extant houses built in the decade. Rather than concentrated in new subdivisions, 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."<sup>428</sup> 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.

The increase in residential construction in the 1950s in Washington is echoed in the West Side Residential Historic District, reflecting the noted local trend of growing by greater concentration of housing rather than through expansion into new additions. After only five new houses on four properties were noted as being constructed from 1929 to 1949, 12 new houses were built from 1950 to 1954, followed by 12 additional houses built from 1955 to 1959. The ranch house gained popularity in the 1940s and continued to be popular through the 1950s and into the 1960s. This style is defined by the sprawling rectangular one-story plan, usually also with a low pitch hip-roof or side-gable roof line, though a front cross gable may exist. Early examples had detached garages, with small one-car garages included in some plans by the late 1940s and 1950s. Attached garages, including larger two-car garages, gained in popularity in the 1950s and 1960s. While frame construction was almost universal in this period, the small houses lent themselves to brick veneer.<sup>429</sup>

<sup>425</sup> "Building Trend is to Southeast Part of Town," *Evening Journal*, August 19, 1949, 7

<sup>426</sup> "Ramblings and Remnants," *Evening Journal*, April 8, 1948, 4

<sup>427</sup> "The Rocking Chair Brigade," *Evening Journal*, September 16, 1946, 4

<sup>428</sup> "Editorials," *Evening Journal*, August 26, 1955, 3

<sup>429</sup> Ames and McClelland 2002: 66-69; Carley 1994: 236-38; Walker 1996: 234-35

West Side Residential Historic District  
Name of Property

Washington County, Iowa  
County and State



Figure 64. Ira W. and Helen Shenefelt House at 111 N. Avenue B (Map #94) (November 2017)



Figure 65. Jay and Helen Brewer House at 703 W. Main Street (Map #132) (November 2017)



West Side Residential Historic District

Name of Property

Washington County, Iowa

County and State

All of the 12 houses built from 1950 to 1954 in the West Side Residential Historic District were one-story ranch houses, including 10 frame houses and two frame houses clad in brick veneer. These ranch houses were typically larger homes than others built in Washington, continuing to reflect the stature of the neighborhood. The side gable houses tended to have one or more cross gables to the front, adding architectural interest to these houses. The house built by contractor Harry Sowden for his family in 1952 at 704 W. Washington reflects this type of ranch house, with this example clad in brick veneer (Figure 66) (Map #88; Iowa #92-00766). This house, as well as two houses then built to the west in 1953, sat on parcels historically owned as part of the Patterson property at 717 W. Main to the north, sold separately first in 1942 but not developed until sold in 1951 to contractor Harry Sowden. This set of houses extends along the north side of the W. Washington drive along the north edge of Sunset Park. A fourth house was built for new local business owner James and Nancy Lou Seifert at 730 W. Washington in 1954 (Map #92; Iowa #92-00770). This modern home was slightly raised, providing a view of Sunset Park and basement garage (Figure 67). Other houses were scattered among the other blocks in the neighborhood, including vacant lots previously owned with adjacent properties and one on the rear portion of a lot being redeveloped. In addition to side gable ranch houses with cross gables, a number of hip-roof ranch houses were also built in the neighborhood in this period, reflecting the other standard type of these houses. One example was built around 1952 for Howard and Anne Hess, the new manager of Washington Lumber and Fuel Company, at 520 W. Jefferson (Map #31; Iowa #92-00742). This ranch house included a front entry vestibule section and a setback garage (Figure 68).



Figure 66. Harry and Marguerite Sowden House at 704 W. Washington (Map #88) (December 2014)



West Side Residential Historic District  
Name of Property

Washington County, Iowa  
County and State



Figure 67. James and Nancy Lou Seifert at 730 W. Washington (Map #92) (December 2014)



Figure 68. Howard and Anne Hess House at 520 W. Jefferson (Map #31) (December 2014)

West Side Residential Historic District

Name of Property

Washington County, Iowa

County and State

A national article on the houses constructed in the 1950s noted the increasing size of houses being constructed, drifting from the trend of smaller homes in the previous decades. The average size of a typical house increased from around 900 in 1950 to around 1,100 in 1955. This newer ranch house typically had three bedrooms, 1 ½ to 2 bathrooms, a combination living-dining room, and large kitchen. An increasing number of houses had two bathrooms, with one for the master bedroom and one for the remaining bedrooms. The article also noted the rising popularity of the split level house, which offered more square footage on the same size lot.<sup>430</sup> The cost of the average home rose nationally from \$6,750 in 1947 to \$12,300 in 1956, an increase related to increased cost of housing, materials, design, and inclusion of appliances. By 1956, the modern home typically had three bedrooms (an increase from two), extra bathroom or half bath, and other conveniences.<sup>431</sup> The trend towards two automobiles per family was also noted in spring 1957, with the editor of the *Evening Journal* noting that most blueprints for new houses included a two-car garage, and that "This will lead inevitably to an epidemic of automobile cramps, causing most of us to park our second car under a tree."<sup>432</sup> A number of new two-car detached garages are noted as built in the West Side Residential Historic District in the 1950s and 1960s, likely part of this trend to house additional and larger vehicles. In addition to increasing garage sizes, house sizes also continued to increase through this period.

From 1956 to 1959, an additional 11 houses were built throughout West Side Residential Historic District in Washington, many reflecting this trend toward larger houses. Similar to the houses built in the first half of the decade, all of these houses are one-story frame ranch houses, mostly clad in wide wood fiberboard siding. Two houses on W. Jefferson have a side gable form, one with an attached single-car garage and one without a garage. The remaining ten houses have a hip roof form, with a more simple compact form under a single hip roof than the ranch houses previously. Eight have attached single-car garages, and one has a two-car garage. The house built at 627 W. Main Street for Ernie and Josephine Kriner, owner/operators of Maid Rite, is a good example of the compact hip-roof ranch house built in this period (Map #124; Iowa #92-00779). The house has a rectangular form under a hip roof with wide eaves, including a single car garage within the mass of the house (Figure 69). The house built at 510 W. Jefferson Street for Walter and Margaret Kyle House reflects a more stylized form of this basic ranch house, including a single-car garage in one of the projecting hip-roof sections on either end of the house (Map #29; Iowa #92-00740). The house likewise includes wide eaves, a central picture window flanked by double-hung windows, and windows located near the corners of the house, features commonly found on houses built in the 1950s and into the 1960s (Figure 70). Five of the houses built in this period were on lots that had been part of the Hiram Scofield property (633 W. Main, c.1870 house demolished previously) and then owned by St. James Catholic Church from 1946 to 1956 as they considered expansion options. They were then sold and developed in this period. Three houses were built on the rear part of a corner lot, facing the side street.

<sup>430</sup> "Two Bathrooms Become Standard in Middle Class American Homes," *Washington Evening Journal*, August 19, 1955, 5

<sup>431</sup> "New House Prices Going up Rapidly," *Evening Journal*, January 21, 1957, 4

<sup>432</sup> "Editorials," *Evening Journal*, May 1, 1957, 7



West Side Residential Historic District  
Name of Property

Washington County, Iowa  
County and State



**Figure 69. Ernie and Josephine Kriner House at 627 W. Main (Map #124) (December 2014)**



**Figure 70. Walter and Margaret Kyle House at 510 W. Jefferson (Map #29) (December 2014)**



West Side Residential Historic District

Name of Property

Washington County, Iowa

County and State



**Figure 71. Leonard and Lillian Tindal House at 635 W. Washington (Map #85) (December 2014)**

In the West Side Residential Historic District, the majority of the lots were developed by the 1960s, with the neighborhood reaching close to full capacity. However, three houses were built on vacant lots on the east side of S. Avenue F, finishing the development along this side street. A ranch house was constructed in 1965 at 624 W. Washington on the last lot platted on the former large property of Hiram Scofield in the 600 block of W. Main (Map #79; Iowa #92-00763). Two split level houses were then built to the south on land subdivided from the larger property at 631 W. Washington. The first was built at 635 W. Washington in 1968 (Figure 71) (Map #85; Iowa #92-00764), and the second was built in 1969 at 208 S. Avenue F (Map #41; Iowa #92-00750). Despite their addresses, both were designed with the longer portion of the house facing towards Avenue F and Sunset Park to the west. The split-level designs followed a similar form as the other houses of this style built in Washington in the 1960s, with a main section of living space and bedrooms at a half story higher above a sunken two-car garage below. Additionally, seven detached garages are noted as built in the 1960s in the historic district, including both one-car and two-car garages. These garages are all frame construction, and most of them have gable-front roofs. This development reflects the completion of the historic development of the West Side Residential Historic District.

West Side Residential Historic District  
Name of Property

Washington County, Iowa  
County and State

---

## 9. Major Bibliographical References

---

### Bibliography (Cite the books, articles, and other sources used in preparing this form.)

- Ames, David, and Linda Flint McClelland. *Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places*. U.S. Department of the Interior, National Park Service, Washington, D.C., September 2002.
- Atlas of Washington County, Iowa*. Clinton, IA, and Philadelphia, PA: Harrison and Warner, 1874.
- Atlas of Washington County, Iowa*. No publisher noted, 1894. In collection of Washington Public Library.
- Burrell, Howard A. *History of Washington County, Iowa*. Chicago, IL: S.J. Clarke Publishing Company, 1909. 2 volumes.
- Carley, Rachel. *The Visual Dictionary of American Domestic Architecture*. New York: Henry Holt and Company, 1994.
- Census records, federal and Iowa, 1850-1940. Accessed online through Ancestry.com.
- City and telephone directories. Washington Public Library. Various years, including 1894, 1903, 1908, 1910-11, 1917, 1932, 1934, 1935, 1941, 1952, 1955, 1959, 1964, 1966, and 1970.
- Elliott, John. *Joseph Keck House*, National Register of Historic Places nomination, Washington, Iowa, July 1978. In files of State Historic Preservation Office, Des Moines, Iowa.
- Fisher, Kathy. *In the beginning there was land : a history of Washington County, Iowa*. Washington, Iowa: Washington County Historical Society, 1978.
- History of Washington County, Iowa*. Des Moines, IA: Union Historical Co., 1880.
- Holgate, Raymond, Jr. *Washington 1941 City Directory*. Includes map of Washington. T.J. Rapp Directory Services, April 1941.
- Iowa Publishing Company. *Atlas of Washington, Iowa*. Davenport, IA: Iowa Publishing Company, 1906.
- Jacobsen, James E. *Winfield Smouse House*, National Register of Historic Places nomination, Iowa SHPO, Des Moines, December 1982. In files of State Historic Preservation Office, Des Moines, Iowa.
- Kahn, Renee, and Ellen Meagher. *Preserving Porches*. New York: Henry Holt, 1990.
- Koch, Augustus. *Birds-eye View of the City of Washington*. Chicago: Chicago Lithograph Company, 1869.
- Lund, H. Ernest. *Kurtz House*, National Register of Historic Places nomination, Washington, no date. In files of State Historic Preservation Office, Des Moines, Iowa.
- McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1997.
- McCarley, Rebecca Lawin. *Washington Downtown Historic District*, National Register of Historic Places nomination. SPARK Consulting, Davenport, Iowa, March 2013. In files of State Historic Preservation Office, Des Moines, Iowa.

West Side Residential Historic District

Name of Property

Washington County, Iowa

County and State

McCarley, Rebecca Lawin. *Intensive Level Survey of the Residential Neighborhood on the West Side of Washington, Iowa*. SPARK Consulting, Davenport, Iowa, December 2015. In files of State Historic Preservation Office, Des Moines, Iowa.

Naumann, Molly Myers. *Smith Wildman and Jennie (Hearne) Brookhart Residence*, National Register of Historic Places nomination, Ottumwa, Iowa, February 2005. In files of State Historic Preservation Office, Des Moines, Iowa.

Newhall, J.B. *A Glimpse of Iowa in 1846*. Burlington, IA: 1846. Reprint by Iowa City, IA: State Historical Society of Iowa, 1957.

Newspapers, various dates as cited; special editions on microfilm and/or bound at Washington Public Library:

*Washington Gazette*, January 6, 1893

Twentieth Anniversary Edition, *Evening Journal*, April 26, 1913

Twenty-Fifth Anniversary Edition, *Evening Journal*, April 3, 1926

Washington County Centennial Edition, *Evening Journal*, July 1936

Souvenir Edition of Washington Centennial, *The Evening Journal*, August 1939

Sixtieth Anniversary Edition, *The Washington Evening Journal*, February 27, 1953

Bicentennial edition, *The Washington Evening Journal*, July 1, 1976

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

Page, William C. *Frank Stewart House*, National Register of Historic Places nomination, Iowa SHPO, September 1987. In files of State Historic Preservation Office, Des Moines, Iowa.

Patterson, Mary. Collection of historic postcards, images, 1926 directory, and other artifacts of Washington. Washington, Iowa. Accessed 2014, 2015, 2017.

*Portrait and Biographical Album of Washington County, Iowa*. Chicago, Acme Publishing Company, 1887.

Sanborn Map Company. *Washington, Iowa*. Fire insurance maps. 1885, 1892, 1897, 1902, 1909, 1917, 1931, 1943.

Schweitzer, Robert, and Michael Davis. *America's Favorite Homes*. Detroit: Wayne State University, 1990.

Shank, Wesley. *Iowa's Historic Architects*. Iowa City, IA: University of Iowa, 1999.

*Souvenir History of Washington, Iowa*. Washington, IA: Washington Evening Journal, June 23, 1989.

Viggers, Mrs. Stephen. *Alexander Young Log Cabin*, National Register of Historic Places nomination, D.A.R., Washington, April 1972. In files of State Historic Preservation Office, Des Moines, Iowa.

Viggers, Stephen. *Blair House*, National Register of Historic Places nomination, Washington County Historical Society, April 1972. In files of State Historic Preservation Office, Des Moines, Iowa.

Viggers, Stephen. *Jonathan Clark Conger House*, National Register of Historic Places nomination, Washington County Historical Society, April 1972. In files of State Historic Preservation Office, Des Moines, Iowa.

Walker, Lester. *American Shelter*. New York: Overlook Press, 1996.



West Side Residential Historic District  
Name of Property

Washington County, Iowa  
County and State

Washington County Assessor's Office. Building records. County courthouse, Washington, Iowa.

Washington County Recorder's Office. Plat records. County courthouse, Washington, Iowa.

Washington County Historical Society. Photographs and other collections. Washington, Iowa.

*The nomination project has been financed in part with federal funds from the Certified Local Government (CLG) program of the National Park Service, U.S. Department of the Interior. However, the contents and opinions do not necessarily reflect the view and policies of the Department of the Interior, nor does the mention of trade names or commercial products constitute endorsement or recommendation by the Department of the Interior. Matching funds were provided by the City of Washington.*

*This program receives Federal financial assistance for identification and protection of historic properties. Under Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, and the Age Discrimination Act of 1975, as amended, the U.S. Department of the Interior prohibits discrimination on the basis of race, color, national origin, disability, or age in its federally assisted programs. If you believe you have been discriminated against in any program, activity, or facility as described above or if you desire further information, please write to:*

Office of Equal Opportunity  
National Park Service  
1849 C Street, N.W.  
Washington, D.C. 20204

*The research and survey of the neighborhood included in this nomination was also supported in part by a grant from the Historical Resource Development Program (HRDP), State Historical Society of Iowa, in 2014-2015. Matching funds were also provided by the City of Washington. Volunteer hours for researching and photographing individual properties were also contributed in 2014-2015 by the City of Washington Historic Preservation Commission and other volunteers, including Mary Patterson (chair), Joanne Breen, Deb Dieleman, William Fairchild, John Greener, Cindy Guy, June Henderson, Sharon Hough, Tim Johnson, Dani Kane, Bryan Kendall, Michael Kramme, Nancy Maguire, Courtney Murphy, Lisa Murphy, Carol Ray, Carol Stull, Stacy Sturdevant, Barb Swift, and Craig Swift.*

**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 67 has been requested)
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_
- recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
  - Other State agency
  - Federal agency
  - Local government
  - University
  - Other
- Name of repository: \_\_\_\_\_

Historic Resources Survey Number (if assigned): Iowa Inventory #92-00350, also see table of resources

West Side Residential Historic District  
Name of Property

Washington County, Iowa  
County and State

**10. Geographical Data**

**Acreage of Property** approximately 85 acres  
(Do not include previously listed resource acreage.)

Use either the UTM system or latitude/longitude coordinates

**Latitude/Longitude Coordinates**

Datum if other than WGS84: \_\_\_\_\_  
(enter coordinates to 6 decimal places)

1 \_\_\_\_\_  
Latitude Longitude

3 \_\_\_\_\_  
Latitude Longitude

2 \_\_\_\_\_  
Latitude Longitude

4 \_\_\_\_\_  
Latitude Longitude

or

**UTM References**

Datum (indicated on USGS map): \_\_\_\_\_ NAD 1927 or x NAD 1983

1 15 608540 4572880  
Zone Easting Northing

5 15 \_\_\_\_\_  
Zone Easting Northing

2 15 609310 4572880  
Zone Easting Northing

6 15 \_\_\_\_\_  
Zone Easting Northing

3 15 609365 4572545  
Zone Easting Northing

7 15 \_\_\_\_\_  
Zone Easting Northing

4 15 608180 4572550  
Zone Easting Northing

8 15 \_\_\_\_\_  
Zone Easting Northing

West Side Residential Historic District

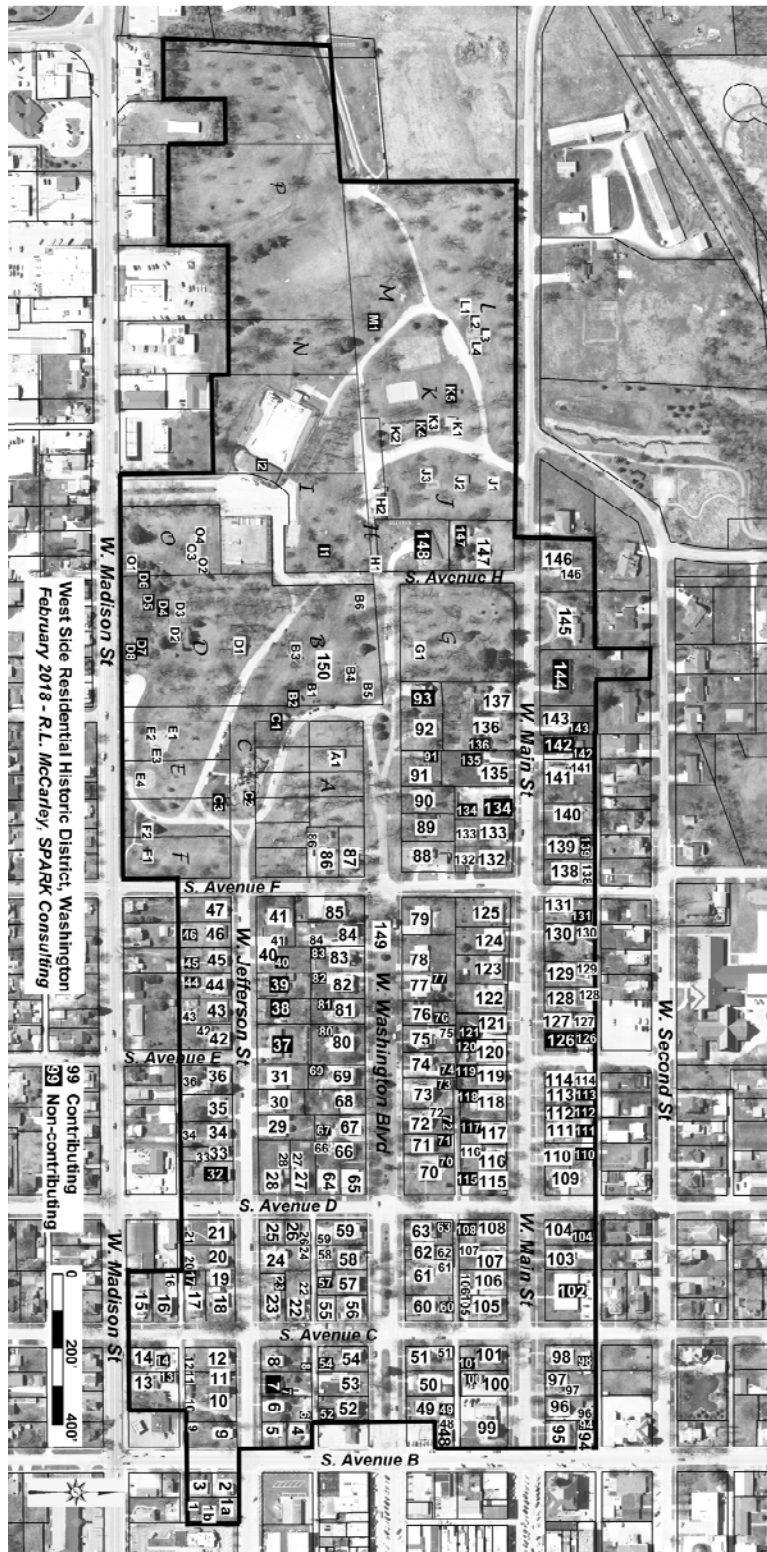
Washington County, Iowa

Name of Property

County and State

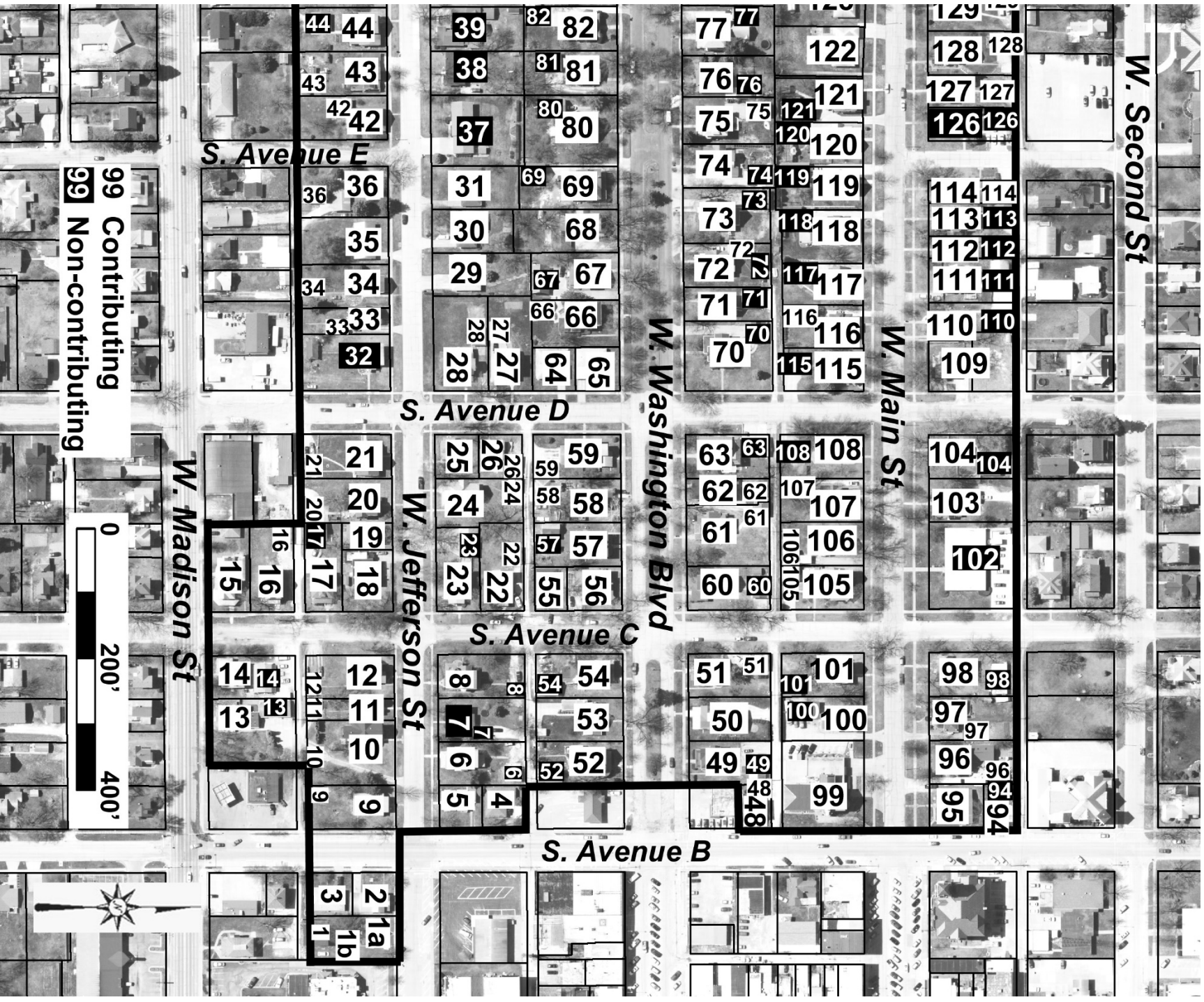
**Verbal Boundary Description** (Describe the boundaries of the property.)

The map below depicts the boundary for the West Side Residential Historic District in Washington, Washington County, Iowa. The split map on the following pages depicts the district at a scale of 1 inch = 200 feet.



West Side Residential Historic District  
Name of Property \_\_\_\_\_

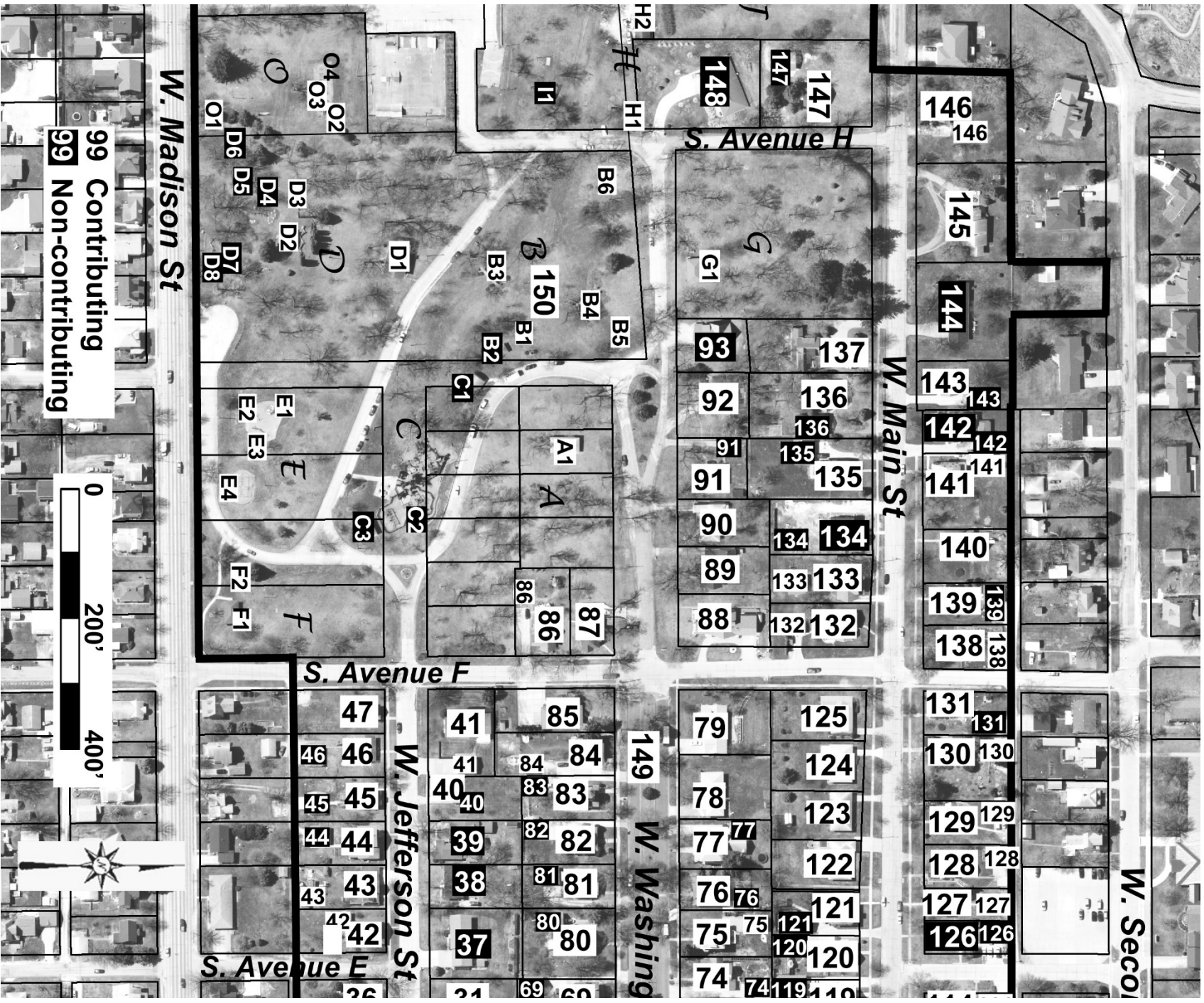
Washington County, Iowa  
County and State \_\_\_\_\_





West Side Residential Historic District  
Name of Property \_\_\_\_\_

Washington County, Iowa  
County and State \_\_\_\_\_

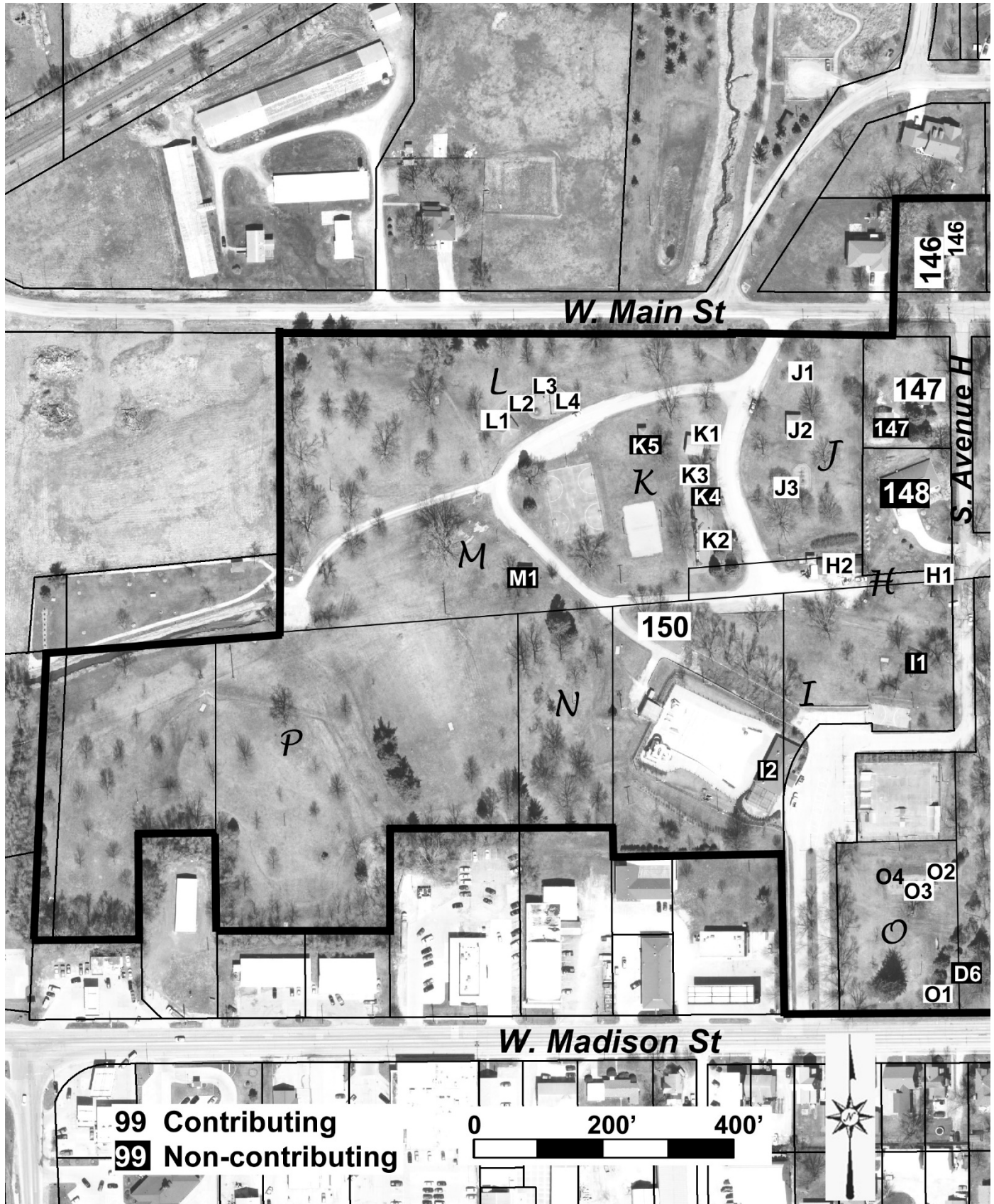


West Side Residential Historic District

Washington County, Iowa

Name of Property

County and State



West Side Residential Historic District

Name of Property

Washington County, Iowa

County and State

**Boundary Justification** (Explain why the boundaries were selected.)

The boundary for the West Side Residential Historic District has been drawn to include parcels that reflect the significant residential history and architecture of the district from 1856 to 1969 as defined through their association with the historic significance of the district. Parcels that do not reflect these historic associations have been excluded from the district boundary and assist in defining the edge of the boundary. The boundary has been drawn as contiguous, so these parcels on the edge of the boundary not associated with the significance of the district are excluded from the district. Likewise, if these parcels are found between contributing resources, they have been included in the district as non-contributing resources. The boundary follows the current parcel lines associated with contributing properties.

The overall character of the residential properties found within the West Side Residential Historic District distinguishes it from the surrounding area, and its historic nature has guided the determination of the district boundary. Buildings within the historic district at the edges contribute to the residential significance of the historic district, as defined typically by a residence on the parcel or a residence and garage. The east boundary of the historic district meets the west boundary of the Washington Downtown Historic District, with the commercial properties included within that district and the adjacent residential properties now included within the West Side Residential Historic District. The northern and southern boundaries of the historic district are defined by the north and south parcel lines that contribute to the district along the included streets respectively. The properties along the streets found to the south and north, W. Madison Street and W. Second Street, reflect a different character and functions than the properties within the historic district. The west boundary of the residential neighborhood is blurred with the eastern boundary of Sunset Park, both historically and currently. Residential properties extend into areas acquired for Sunset Park, and lots were developed historically for residences facing or adjacent to the park. Likewise, formerly residential parcels were acquired historically for the park, with buildings demolished and additional park resources developed. The western boundary of the historic district thus follows the boundary for the parcels acquired for the park through the end of the period of significance in 1969.

Though historic archaeological sites have not been identified at this time, they could potentially contribute to the West Side Residential Historic District. If necessary, the boundary could be adjusted to include these sites. No current sites have been identified or evaluated for archeological potential or significance.

West Side Residential Historic District  
Name of Property

Washington County, Iowa  
County and State

---

**11. Form Prepared By**

---

name/title Rebecca Lawin McCarley, Architectural Historian  
organization SPARK Consulting date July 11, 2018  
street & number 1630 Park Ave SE telephone 319-200-9767  
city or town Cedar Rapids state Iowa zip code 52403  
e-mail sparkconsulting@octaspark.com

---

**Additional Documentation**

---

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.  
A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.



West Side Residential Historic District

Name of Property

Washington County, Iowa

County and State

---

---

**Photographs:**

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

**Photo log:**

Name of Property: West Side Residential Historic District

City or Vicinity: Washington

County: Washington State: Iowa

Photographer: Rebecca Lawin McCarley

Date Photographed: October 26, 2017, November 28, 2017

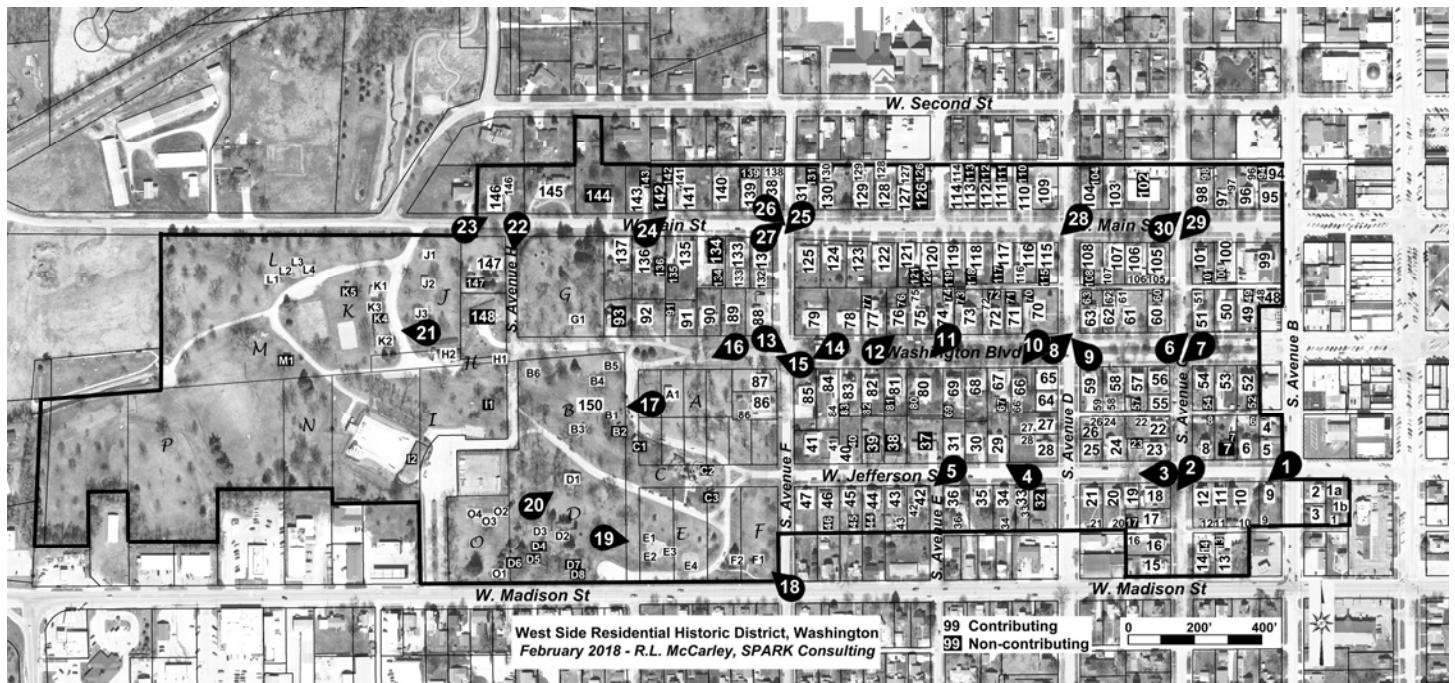
*Description of Photograph(s) and number, include description of view indicating direction of camera:*

1. South side of 300 block of W. Jefferson, camera facing southwest.
2. West side of 300 block of S. Avenue C, camera facing southwest.
3. Looking west down 400 block of W. Jefferson towards Sunset Park, camera facing west.
4. North side of 500 block of W. Jefferson, camera facing northwest.
5. South side of 600 block of W. Jefferson, camera facing southwest.
6. North side of 300 block of W. Washington, camera facing northeast.
7. South side of 400 block of W. Washington, camera facing southwest.
8. North side of 400 block of W. Washington, camera facing northeast.
9. North side of 500 block of W. Washington, camera facing northwest.
10. South side of 500 block of W. Washington, camera facing southwest.
11. South side of 600 block of W. Washington, camera facing southwest.
12. North side of 600 block of W. Washington, camera facing northeast.
13. South end of 600 block of W. Washington, camera facing southeast.
14. W. Washington and S. Avenue F, camera facing southwest.
15. 700 block of W. Washington, camera facing west
16. Northeast corner of Sunset Park (Section A), camera facing southwest.
17. Central portion of Sunset Park (Section B), camera facing west.
18. Southeast corner of Sunset Park (Section F), camera facing northwest.
19. South portion of Sunset Park (Section E), camera facing southeast.

West Side Residential Historic District  
Name of Property

Washington County, Iowa  
County and State

- 20. South-central portion of Sunset Park (Section D), camera facing northeast.
- 21. West portion of Sunset Park (Section K), camera facing west.
- 22. 100 block of S. Avenue H, camera facing south.
- 23. 904-808 W. Main, camera facing northeast.
- 24. North side of 700 block of W. Main, camera facing northeast.
- 25. South side of 700 block of W. Main, camera facing southwest.
- 26. South side of 600 block of W. Main, camera facing southeast.
- 27. North side of 500 block of W. Main, camera facing northeast.
- 28. South side of 500 block of W. Main, camera facing southwest.
- 29. South side of 400 block of W. Main, camera facing southwest
- 30. North side of 300 block of W. Main, camera facing northeast.



Photograph key (McCarley 2017)







S AVE C

1000













S AC E  
W JEFFERSON ST









































Sunset Park





SPEED LIMIT 10  
SUNSET PARK  
No smoking or alcohol on the course  
No dogs or animals on the course  
No vehicles on the course  
No golf carts on the course  
No motor vehicles on the course  
No motor vehicles on the course  
No motor vehicles on the course  
No motor vehicles on the course







SHIRLEY DE LEE  
SUNNYSIDE PARK



















SUNSET PARK  
ROAD OPEN 6:00 A.M. TO 10:00 P.M.  
MOTORCYCLES ALLOWED ON THE GRASS  
MOTORCYCLES ALLOWED ON THE GRASS  
ALLOWED WHEN THE PARK IS CLOSED  
NO CAMPING - NO LITTERING  
NO ALCOHOL - PLEASE DRINK RESPONSIBLY  
NO MOTORCYCLES IN THE PARKING CARS  
NO MOTORCYCLES FOR ANY REASONS  
LEAVE YOUR PET HOME IN THE PARK

SPEED  
LIMIT  
10















W MAIN ST





SPEED  
LIMIT  
25

BIKE HOUSE  
↑





W MAIN ST





RUE  
W MAIN ST





MC C  
W MAIN ST

NO LEFT TURN





UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: 7/30/2018      Date of Pending List: 8/27/2018      Date of 16th Day: 9/11/2018      Date of 45th Day: 9/13/2018      Date of Weekly List: 9/14/2018

Reference number:

Nominator:

Reason For Review:

Accept       Return       Reject      9/14/2018 Date

Abstract/Summary  
Comments:

Recommendation/  
Criteria

Reviewer Control Unit      Discipline \_\_\_\_\_

Telephone \_\_\_\_\_      Date \_\_\_\_\_

DOCUMENTATION:    see attached comments : No    see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.



IOWA DEPARTMENT OF CULTURAL AFFAIRS

CHRIS KRAMER, ACTING DIRECTOR



KIM REYNOLDS, GOVERNOR ADAM GREGG, LT. GOVERNOR

July 23, 2018

IOWA ARTS COUNCIL

PRODUCE IOWA

STATE HISTORICAL SOCIETY OF IOWA

Joy Beasley, Keeper of the National Register of Historic Places National Park Service 1849 C Street, NW, Mail Stop 7228 Washington, DC 20240

Dear Ms Beasley:

STATE HISTORICAL MUSEUM OF IOWA

The following National Register nomination from Iowa is enclosed for your review and listing if acceptable. There are 152 property owners in this district. Each owner was alerted via mail of the State Nominations Review Committee's pending review of the nomination prior to the 30 day deadline for owner notification. No objections were received by the Iowa SHPO.

STATE HISTORICAL LIBRARY & ARCHIVES

West Side Residential Historic District

STATE HISTORIC SITES

The West Side Residential Historic District in Washington is nominated for listing on the National Register of Historic Places under Criterion A for its association with the 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 at a local level of significance. The historical and architectural significance of the district is tied directly to the residential history and development of Washington. The period of significance covers slightly more than a century of community and neighborhood development in Washington, spanning from 1856 to 1969. The period of significance begins in 1856 with the construction of the first extant house and the platting of the majority of the neighborhood in response to the pending arrival of the railroad. It ends in 1969, marked by the construction of the last house through the postwar residential development of vacant lots in the 1950s and 1960s and conclusion of the later development of Sunset Park in the 1960s.

STATE HISTORIC PRESERVATION OFFICE OF IOWA

Thank you for your consideration.

IOWA HISTORICAL FOUNDATION

Sincerely,

[Handwritten signature of Laura Sadowsky]

Laura Sadowsky State Historian and National Register Coordinator State Historical Society of Iowa

Enclosures.