

Iowa Site Inventory Form

State Historic Preservation Office

(July 2014)

State Inventory Number: 92-00729 New Supplemental

9-Digit SHPO Review & Compliance (R&C) Number _____

Non-extant Year: _____

Read the Iowa Site Inventory Form Instructions carefully, to ensure accuracy and completeness before completing this form. The instructions are available on our website: <http://www.iowahistory.org/historic-preservation/statewide-inventory-and-collections/iowa-site-inventory-form.html>

• Property Name

A) Historic name Thomas and Ida Berdo House (#2)

B) Other names: West side survey map #WS-003

• Location

A) Street address: 310 S Avenue B

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

C) Legal Description:

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

Urban: Subdivision: Original Plat Block(s): 24 Lot(s): S 1/2 if Lot 4

• Classification

A) Property category: *Check only one*

- Building(s)
- District
- Site
- Structure
- Object

B) Number of Resources (within property)

If eligible property, enter number of:		If non-eligible property, enter number of:	
Contributing	Noncontributing		
<u>1</u>	Buildings	—	Buildings
—	Sites	—	Sites
—	Structures	—	Structures
—	Objects	—	Objects
<u>1</u>	Total	—	Total

C) For properties listed in the National Register:

National Register status: Listed De-listed NHL NPS DOE

D) For properties within a historic district:

- Property contributes to a National Register or local certified historic district.
- Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
- Property *does not* contribute to the historic district in which it is located.

Historic district name: West side residential historic district Historic district site inventory number: 92-00350

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

MPD Title

Historical Architectural Data Base #

Architectural and Historical Survey of the "west side" residential neighborhood in Washington 92-013

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

A) Historic functions

01A01: Domestic / residence

B) Current functions

01A01: Domestic / residence

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

A) Architectural Classification

10C: Ranch

B) Materials

Foundation (visible exterior): 10A: Concrete block

walls (visible exterior): 15E: Wood fiberboard/Masonite

Roof: 08A: Asphalt shingles

Other: crawl space basement

C) Narrative Description SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED

• **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*
Criterion A: Property is associated with significant events. Yes No More research recommended
Criterion B: Property is associated with the lives of significant persons. Yes No More Research Recommended
Criterion C: Property has distinctive architectural characteristics. Yes No More Research Recommended
Criterion D: Property yields significant information in archeology/history. Yes No More Research Recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*
 A Owned by a religious institution or used for religious purposes. E A reconstructed building, object, or structure.
 B Removed from its original location. F A commemorative property.
 C A birthplace or grave. G Less than 50 years of age or
 D A cemetery achieved significance within the past 50 years.

C) Areas of Significance
Enter categories from instructions
Community planning and development

D) Period(s) of significance

E) Significant dates
Construction date
1957 *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect

Builder/contractor

I) Narrative statement of significance **SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED**

• **Bibliography** *See continuation sheet for the list of research sources used in preparing this form*
• **Geographic Data** *Optional UTM references* *See continuation sheet for additional UTM references or comments*

UTM References (OPTIONAL)

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

• **Form Preparation**

Name and Title: Mary Patterson - volunteer Rebecca Lawin McCarley, consultant Date: January 16, 2015
Organization/firm: Washington Historic Preservation Commission E-mail: -
Street address: City Hall, 215 E. Washington St Telephone: 319-653-6584
City or Town: Washington State: Iowa Zip code: 52353

• **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

- A) For all properties, attach the following, as specified in the Iowa Site Inventory Form Instructions:**
- 1. Map** of property's location within the community.
 - 2. Glossy color 4x6 photos labeled** on back with property/building name, address, date taken, view shown, and unique photo number.
 - 3. Photo key showing each photo number on a map and/or floor plan, using arrows next to each photo number to indicate the location and directional view of each photograph.**
 - 4. Site plan** of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.
- B) For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:**
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
 Yes No More Research Recommended
 This is a locally designated property or part of a locally designated district.

Comments: _____

SHPO authorized signature: _____ Date: _____

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 92-00729
Related District Number: 92-00350

Page 1

Thomas and Ida Berdo House
Name of Property

Washington
County

310 S Avenue B
Address

Washington
City

Narrative Description

This is a one story frame ranch house built in 1957 on the east side of South Avenue B. The house sits on poured concrete slab, and the walls are clad in aluminum siding. The hip roof is covered with asphalt shingles, and the house has an inset southwest corner for the entry area. The windows are vinyl clad wood with aluminum storm / screens. A one-car garage is attached on the north side.

The front of the house (west elevation) is divided into three sections. The right/south section is the inset southwest corner, and it has a carpet covered concrete porch with three carpet covered concrete steps. Within this area, the main entry door is on the left/north and enters the center section of the facade. There is a wood front door with a window in the top half and an aluminum storm / screen door. Facing the street within this area, there is a six-over-six-light double-hung vinyl window. The center section is wider than the other two and protrudes several feet toward the street. It has a fixed picture window composed of a large light divided by vinyl muntins into four rows of five lights. Flanking each side of the large window, there is a four-over-four-light double-hung vinyl window. At ground level, and to the right of the picture window is a vent to the crawl space below the house. The left bay is a one-car attached garage with a metal garage door. To the right of the garage door, there is a wood entry door with three horizontal windows and an aluminum storm / screen door. There is a six-over-six-light double-hung vinyl window in the short north wall of the center section, just to the right/south of the garage section.

The north elevation has one six-over-six-light double-hung window at the center of the wall.

The south elevation has two equally spaced six-over-six-light double-hung vinyl windows, and there is a crawl space vent under the window closer to the street.

The east (rear) elevation has four windows and one door, extending from left/south to right/north. On the far left, there is a six-over-six-light double-hung vinyl window. The next window is both narrower and shorter than a typical window, and is a four-over-four-light double-hung vinyl window. The third window is also a small window, though a six-over-six-light double-hung vinyl window. The fourth window is similar to the first one, a larger six-over-six-light double-hung vinyl window. The rear entry has wood door with three horizontal windows that leads into the garage.

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 92-00729
Related District Number: 92-00350

Page 2

Thomas and Ida Berdo House	Washington
Name of Property	County
310 S Avenue B	Washington
Address	City

Narrative Statement of Significance

The Thomas and Ida Berdo House (#2) appears to contribute historically to the potential "west side" residential historic district in Washington. The ranch house was built during the period of development in the early 1950s that subdivided earlier larger lots, and it is significant within this period of later development of the neighborhood. The period of significance for the historic district is anticipated to extend through 1969, so it would fall within this period.

This house does not appear eligible for individual listing on the National Register of Historic Places under Criteria A, B, or C. The house does not appear to have particular historical or architectural significance individually.

History / research summary of property

When Thomas and Ida Berdo purchased Lot 4 in 1953, there was a c.1890 house on the north half of the lot. At that time, Mr. Berdo was a real estate agent, and the Berdos lived at 215 W Jefferson, next door to the existing house on Lot 4. Thomas Berdo appears in city and telephone directories at 215 W Jefferson until 1956. This house on the south half of Lot 4 was then built around 1957. In the 1958 telephone directory, they live at 310 South Avenue B. The last directory entry for the Berdos at the 310 address is in the 1972 city directory. The property was transferred from Ida C. Berdo to Ida Lucille Fulton on March 15, 1974.

Bibliography

Atlas of Washington County, Iowa. No publisher noted, 1894. In collection of Washington Public Library.

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

Fisher, Kathy. *In the beginning there was land : a history of Washington County, Iowa.* Washington, Iowa: Washington County Historical Society, 1978.

Newspapers, including anniversary/celebration editions on microfilm and/or bound at Washington Public Library:

- 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

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 92-00729
Related District Number: 92-00350

Page 3

Thomas and Ida Berdo House Washington
Name of Property County
310 S Avenue B Washington
Address City

Patterson, Mary. Collection of historic postcards, images, and city/telephone directories. Washington, Iowa. Accessed 2014-2015.

Sanborn Map Company. *Washington, Iowa*. Fire insurance maps. 1885, 1892, 1897, 1902, 1909, 1917, 1931, 1943.

Souvenir History of Washington, Iowa. Washington, IA: Washington Evening Journal, June 23, 1989.

Washington County Historical Society. Collection of historic postcards and photographs.

Location map



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

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 92-00729
Related District Number: 92-00350

Page 4

<u>Thomas and Ida Berdo House</u>	<u>Washington</u>
Name of Property	County
<u>310 S Avenue B</u>	<u>Washington</u>
Address	City

Building plan (from assessor's website)

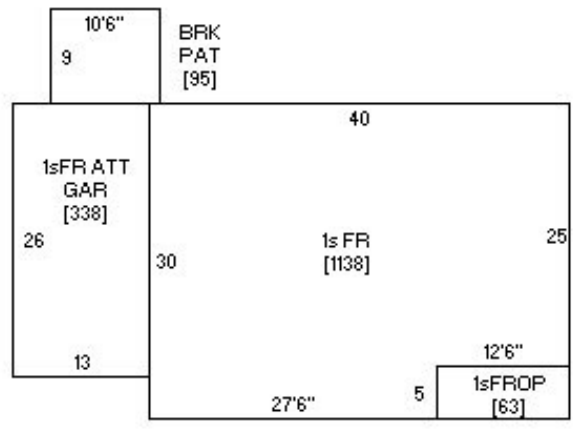


Photo from assessor's website



Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 92-00729
Related District Number: 92-00350

Page 5

Thomas and Ida Berdo House
Name of Property

Washington
County

310 S Avenue B
Address

Washington
City

Digital photographs



Photograph 92-00729-001 - House, looking northeast (December 2014)

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 92-00729
Related District Number: 92-00350

Page 6

Thomas and Ida Berdo House
Name of Property

Washington
County

310 S Avenue B
Address

Washington
City



Photograph 92-00729-002 - House, looking southeast (December 2014)

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 92-00729
Related District Number: 92-00350

Page 7

Thomas and Ida Berdo House
Name of Property

Washington
County

310 S Avenue B
Address

Washington
City



Photograph 92-00729-003 - House, looking northwest (December 2014)