

Iowa Site Inventory Form

State Historic Preservation Office

(July 2014)

State Inventory Number: 92-00760 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: Ralph and Nellie Zeck House

B) Other names: West side survey map #WS-059

• Location

A) Street address: 209 S. Avenue D

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

C) Legal description:

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

Urban: Subdivision: Out Lot 3: S 65' of Lot 1 Block(s): _____ Lot(s): _____

• Classification

A) Property category: *Check only one*

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

B) Number of resources (within property):

If eligible property, enter number of:		If non-eligible property, enter number of:	
Contributing	Noncontributing		
<u>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

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

MPD title: Architectural and Historical Survey of the "west side" residential neighborhood in Washington Historical Architectural Data Base #: 92-013

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

A) Historic functions

01A01: Domestic / residence

B) Current functions

01A01: Domestic / residence

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

A) Architectural classification

10C: ranch

09A05: pyramidal/hipped roof 1 story

B) Materials

Foundation (visible exterior): 10A: concrete block

Walls (visible exterior): 15E: wood fiberboard

Roof: 08A: Asphalt shingles

Other: _____

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

• Statement of Significance

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

- Criterion A: Property is associated with significant events. Yes No More research recommended
 Criterion B: Property is associated with the lives of significant persons. Yes No More research recommended
 Criterion C: Property has distinctive architectural characteristics. Yes No More research recommended
 Criterion D: Property yields significant information in archaeology/history. Yes No More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance

Enter categories from instructions

Community planning and development

D) Period(s) of significance

E) Significant dates

Construction date

1955 *check if circa or estimated date*

Other dates, including renovations

F) Significant person

Complete if Criterion B is marked above

G) Cultural affiliation

Complete if Criterion D is marked above

H) Architect/Builder

Architect

Builder/contractor

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

• Bibliography *See continuation sheets for the list of research sources used in preparing this form*

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

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

• Form Preparation

Name and Title: Joanne L. Breen - volunteer Rebecca Lawin McCarley, consultant Date: June 1, 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: _____

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<u>Ralph and Nellie Zeck House</u>	<u>Washington</u>
Name of Property	County
<u>209 S. Avenue D</u>	<u>Washington</u>
Address	City

Narrative Description

This is a one-story frame house with a hip roof built likely in 1955 on the west side of South Avenue D. The house sits on a concrete block foundation, and the walls are clad in wide wood siding. The hip roof is covered in asphalt shingles. All windows have wood surrounds and vinyl sashes, and they have storms/screens on the windows. A garage is attached to the north side of the house and is accessed from the street to the east.

The façade (east elevation) has an entry in the center, with has a solid door with a fan light window and a storm/screen door. The windows to the south of the entry include a picture window with a one-over-one-light double hung window on each side. There are shutters for this window grouping. The two windows to the north are paired, one-over-one-light double-hung vinyl windows with shutters for the pair. Attached to the north side of the house, there is a frame, single car, hip-roof garage with an aluminum overhead door. The driveway runs from the garage to the street. A sidewalk extends from the driveway to just past the entry.

The south elevation has three windows groupings. A set of three one-over-one-light double-hung with shutters are found on the east/front of the south side. There is a smaller one-over-one-light double-hung window in the center. There are paired one-over-one-light double-hung to the west/rear.

The north elevation has one-over-one-light double hung windows on the west portion.

The rear of the house (west elevation) has an entry with door a one light window, and a one-over-one-light double hung window on the north/left. There are paired one-over-one-light double hung windows in the center. On the south/right, there is a single one-over-one-light double-hung window. A poured concrete slab patio in the rear extends from the center to the north side.

Narrative Statement of Significance

The Ralph and Nellie Zeck House appears to contribute historically to the potential residential historic district on the west side of Washington. The earlier house on this lot was demolished by 1943, leaving a vacant lot in the neighborhood. The lot was then subdivided, with two houses constructed in 1954 and 1955. This development is significant within the post-World War II development of the neighborhood that increased the density by subdividing earlier larger parcels.

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

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

Lot 1 in the subdivision of Out Lot 3 was owned for many years by John and Rebecca Chilcote and their children. An earlier house is shown here on the 1874 and 1894 maps of Washington, and the 1880 census lists John and Rebecca Chilcote with children Jennie, Martin, Ella, Maggie, James, and

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George. James D. Chilcote, carriage trimmer, is listed at 501 W. Washington in the 1894 city directory, James and Ella are listed here in the 1910-11 city directory. The various children/heirs transferred Lot 1 to Rachel Ella Chilcote in 1923-1925, and she is listed at 503 W. Washington in the 1926 telephone directory. The house is still shown here on the 1931 Sanborn map. The executor of her estate sold the property to Carrie Dill, widow, on February 26, 1935. The 1935 directory lists the address as vacant, and the house is then gone by the 1943 Sanborn map.

Carrie Dill sold Lot 1 to contractor Donald Foss on May 13, 1952. He then split the lot into two parcels, selling the north 67' to Gertrude B. Stewart on September 28, 1954 and the south 65' to Ralph and Nellie Zeck on December 17, 1955. Thus, it is likely that this house at 209 Avenue D was built in 1955 and the adjacent house to the north built in 1954, which matches the dates listed by the assessor. The 1954 city directory does not list either 205 or 209 S. Avenue D.

Ralph Zeck is listed in the 1956-1967 Washington City Directories living at 205 S. Avenue D. He is identified as retired beginning in 1964. Ralph died on July 13, 1967. According to his obituary, he was born December 12, 1888, in Washington to James Zeck and Margaret Ann Todd Zeck. He attended Pleasant Plain rural school and graduated from the Washington Academy in 1908. He married Nellie F. Meeks on February 9, 1910. Mr. Zeck was a farmer and lived on the same farm from 1910 until 1947 when they moved to town. He was a member of the Methodist Church, had served as chairman of the Washington County Blue Cross, and was a 50 year member of the Independent Order of Odd Fellows (IOOF) Lodge. He was a regular member of the Washington Coffee Club. Nellie Zeck later died on April 24, 1977. According to her obituary, Nellie F. Meeks Zeck was born August 3, 1886, at Riverside, to James Edward and Mary A. Davidson Meeks. She was educated at Washington High School and Washington Academy. She was a member of the Rebekah Lodge and the United Methodist Church.

Nellie Zeck sold the house the Preston J. and Gladys M. Hoover on October 1, 1969 for \$18,500. P.J. and Gladys Hoover were listed in the Washington city directories throughout the 1970s. According to their obituaries, Preston "Pat" and Gladys were married on July 4, 1917. They owned and operated the general store in West Chester. The Hoovers moved from Brighton to Eustis, Florida in 1979. Preston Hoover died on June 7, 1987 in Eustis, Florida. He was born on December 25, 1893 in Brighton to Frank and Elizabeth Simmons Hoover. He was a retired merchant and a member of the United Methodist Church at Eustis and Knights of Pythias. Gladys Hoover died on October 16, 1992 in Eustis, Florida.

The property transferred from the Hoovers to the Haupterts on June 2, 1979. They lived here for several years. Irene Hauptert sold the property to Grant A. and Terri R. Walker on June 23, 2009. The property transferred from Grant A. and Terri R. Walker to David L. and Leann C. Kunz on December 27, 2010.

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209 S. Avenue D	Washington
Address	City

Bibliography

Atlas of Washington County, Iowa. Clinton, IA, and Philadelphia, PA: Harrison and Warner, 1874.

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

City/telephone directories. Washington Public Library. Various years, including 1956, 1958, 1960, 1962, 1964, 1967, 1972, and 1976.

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

The Washington Evening Journal, various dates

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

Location map



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

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Washington

Name of Property

County

209 S. Avenue D

Washington

Address

City

Building plan (from assessor's website)

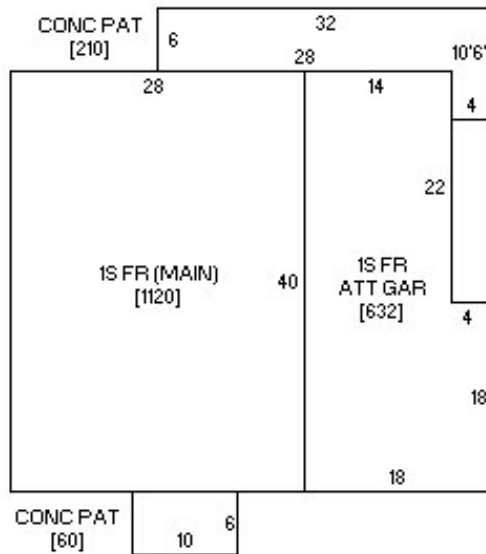


Photo from assessor's website



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Ralph and Nellie Zeck House

Name of Property

Washington

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Washington

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Digital photographs



Photograph 92-00760-001 - House, looking southwest (December 2014)

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Ralph and Nellie Zeck House

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Washington

County

209 S. Avenue D

Address

Washington

City



Photograph 92-00760-002 - House, looking northeast (December 2014)