

Iowa Site Inventory Form

State Historic Preservation Office

(July 2014)

State Inventory Number: 92-00770 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 James and Nancy Lou Seifert House

B) Other names: West side survey map #WS-087

● **Location**

A) Street address: 730 W Washington Blvd

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

C) Legal Description:

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

Urban: Subdivision: NW Washington S 110' Lot 23 and Western Addition, Block 7, S 110' of W 45' of Lot 6

● **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

01C05: Domestic / garage

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

A) **Architectural Classification**

08A: Moderne

010C: Rambler / ranch

B) **Materials**

Foundation (visible exterior): 10B: Concrete block

walls (visible exterior): 02D: Plywood / particle board

Roof: 15C01: Rubber membrane

Other: west wall 03: Brick

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

1954 *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: August 11, 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: 92-00770
Related District Number: 92-00350

Page 1

James and Nancy Lou Seifert House
Name of Property

Washington
County

730 W. Washington Street
Address

Washington
City

Narrative Description

This is a one story frame ranch house on the north side of W. Washington Blvd that extends into the northeast corner of Sunset Park. The house faces Sunset Park to the south. The house sits on a concrete block foundation, and it is clad with vertical wood panel siding. The flat roof is covered with a rubber membrane. The west elevation is a brick wall, a common element found modern architecture in the late 1950s and 1960s. A mixture of fixed light and sliding sash windows with wood surrounds are used in the house. There is a garage in the basement with access from the street to the south. There is a frieze of decorative metalwork in a pattern of leaves and vines along the eaves of the façade, around the garage opening, and along the eaves on the east elevation. The metal railing along the front steps has matching panels within the railing.

The façade, the south elevation, is divided into two main sections, with the right/east section protruding from the rest of the façade. There are concrete steps leading from the concrete driveway up to a sidewalk which splits to the left and right toward a left entry and a right entry. The left entry is the formal entry, and it has a wood door with an oval window and an aluminum storm / screen door. There is a classical wood surround with pilasters, a pediment, and paneled sidelights. Just to the left of the entry door, a portion of the brick west wall of the house extends past this section of the façade several feet to create the inset front porch under the main roofline of the house. The rounded concrete steps leading to the entry have a band of matching brick at their leading edges. The right/east entry is reached by another set of concrete steps leading to this wood door with an aluminum storm / screen door. This entry faces west, and it enters the protruding east wing of the house. Between the entry doors on the main section of the house, there is a set of four single-light vertical wood windows with four additional "transom" windows slightly above them. The right/east section of the façade, which projects south from the main section of the house, has a garage at the ground level with an aluminum garage door. On the first/main story, there is a one-by-one-light sliding vinyl window located near the corner of the house, and it has a vinyl shutter to the west/left. The edge of the roof across the facade has wood trim, and immediately below the trim there is a band of decorative metal work in a vines and leaves pattern, with matching brackets at the corners. The metal work is also located across the top of the garage opening and is installed vertically on both sides of the garage door.

The east elevation has three sets of windows. On the left/south/front, there are two pairs of one-by-one-light sliding vinyl windows at the corner, with a vinyl shutter on the right side of the second/north set. Below the windows, the decorative metal work from above the garage on the façade continues to the right/north edge of the second window. Roughly centered on this side, there is a slightly smaller set of one-by-one-light sliding vinyl window with vinyl shutters and a somewhat higher sill than the other windows. On the right/north, there is a vinyl oriel window supported by two angled braces. The window has a single-light fixed window facing east with a casement window on each side. The top also has a single-light fixed window as the roof. The metal work along the eaves of the façade continues along the length of the east elevation. There are four two-light wood basement windows in the concrete block foundation.

The west elevation is a solid brick wall without any openings. The brick wall is a solid element that provides an architectural contrasting element to the overall design of the house.

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 92-00770
Related District Number: 92-00350

Page 2

| | |
|--|-------------------|
| <u>James and Nancy Lou Seifert House</u> | <u>Washington</u> |
| Name of Property | County |
| <u>730 W. Washington Street</u> | <u>Washington</u> |
| Address | City |

The north elevation, the rear of the house, is divided into three sections, with the center section recessed. On the left/east and right/west, the rear sections of the house extend about 10 feet past the central section of the house. There are no north-facing openings on either the left or right wing. On the left/east wing, however, there is an entry facing west. It has a wood door and an aluminum storm / screen door with twelve lights. On the right/west wing, there is an matching entry facing east. To the right of the entry, there is a small one-over-one-light double-hung vinyl window. The central portion of the rear of the house has three windows. On the left/east, there is a one-over-one-light double-hung vinyl window. Somewhat right of the center, there is a one-by-one-light sliding vinyl window. On the right/west, perpendicular to the right wing's entry, there is a one-over-one-light double-hung vinyl window. There is a small wood deck with wood railing and steps at the left/east end, and across the entire area between the two rear wings is a concrete patio.

Narrative Statement of Significance

The James and Nancy Lou Seifert House appears to contribute historically and architecturally to the potential "west side" residential historic district in Washington. The house was built during the period of development of five parcels at the northeast corner of Sunset Park in the 1950s, 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. The overall modern design of the house is unique in the neighborhood, with other houses built in the 1950s and 1960s following more traditional ranch house forms.

This house may be appear eligible for individual listing on the National Register of Historic Places under Criterion B or C. The house was built for James and Nancy Lou Seifert upon their move to Washington, and they appear to have lived here during their duration in Washington. During this period, the first Seifert's store was opened in Washington, and the business grew by opening several additional store in other communities, with the headquarters remaining in Washington. The house is also an interesting example of a modern house, including the cubical form, brick accent wall, flat roof with wide eaves, and decorative metal accent work.

History / research summary of property

This house is last of the five houses built in the 1950s from 704 to 730 W. Washington. Lots 6-10 in Block 7 of the Western Addition extend along the north side of Sunset Park designated in the early 1900s, along a continuation of Washington Blvd. Benjamin and Sue Warfel acquired these five lots, as well as Lots 1-5 to the north along W. Main Street, through two purchases in 1880 and 1881. They sold Lots 1-10 to John Watson on December 27, 1890. The 1894 map shows only a house on Lot 3 (currently 717 W. Main). Watson then sold smaller parcels, including the west 45' of Lots 5-6 to Mary L. Stewart in 1898 (built house at 735 W. Main) and his house on Lot 3 with Lot 7 to his daughter Florence E. Patterson on March 29, 1901. Stewart sold the west 45' of Lots 5-6 to Dr. John and Matilda Marie on October 29, 1906, with the house at 735 W. Main Street (see #92-00769) that sat on this double-lot

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 92-00770
Related District Number: 92-00350

Page 3

| | |
|--|-------------------|
| <u>James and Nancy Lou Seifert House</u> | <u>Washington</u> |
| Name of Property | County |
| <u>730 W. Washington Street</u> | <u>Washington</u> |
| Address | City |

depth to W. Washington. They sold the house with the double-lot depth to John and Matilda Braunhausen on March 10, 1920. The property then transferred from the Braunhausen estate to Clarence G. Adrian on September 12, 1945. In September 1948, Adrian sold it to Vernon E. and Bernice Wittrig. The 1954 telephone directory lists Vernon E. Wittig living at 735 W. Main, with the double-depth lot still stretching south to W. Washington at the northeast corner of Sunset Park.

A transaction on March 3, 1954 transferred the south 110 feet of the west 45 feet of Lot 6 to James F. and Nancy Lou Seifert. The house sits on this 45 feet of Lot 6 plus part of the Northwest Addition to Washington to the west. On January 1, 1954, James Seifert bought Rothchild's, a clothing store in business in Washington for 50 years. He moved to Washington from Mountain Home Air Force Base, Idaho, where he had been called to active duty for two years. Prior to being called to service, he was manager of a department store in Montana, having 12 years of experience in the clothing business. They completely remodeled the store over the next few months, adding special woman's departments to the regular clothing line ("James Seifert Buys Rothschild's Store," *Evening Journal*, January 5, 1954, 1). The house address is not listed in the 1954 city directory, but the Seiferts are listed here in the 1955 city directory. The Seiferts lived here from 1955 when the house was completed until 1958. By 1961, they were living in Cedar Rapids and rapidly expanding the line of Seifert's stores, which continued to be based from the headquarters store at 109 W. Washington St, Washington (demolished). By 1976, Seifert's had 30 locations in Iowa, Wisconsin, and Illinois, with headquarters remaining on the second story of the store in Washington with all computers, data processing, records, and accounting for the chain completed here ("Seifert's," Bicentennial Edition, *Evening Journal*, July 1, 1976, 23).

James Seifert and wife transferred the S 110' of Lot 23 in Northwest Washington, the west portion of the property, to Ruby Stewart on March 24, 1958. The east portion, the S 110' of the W 45' of Lot 6, Blk. 7 in the Western Addition, was then transferred from James Seifert and wife to Ruby Stewart on March 24, 1959, and both transactions were filed on that date. The 1959 telephone directory lists George C. Stewart living at 730 W. Washington Street, but in the 1958 telephone directory, they had been living elsewhere. They continue to be listed here in directories through 1969. By the 1964 city directory, George is listed as retired. A change of title transaction occurred on August 24, 1964 from the Ruby M. Stewart estate to George C. Stewart.

The property was transferred by C.P. Weldin and Richard Weeks, executors for G.C. Stewart, to William H. Perdock on July 10, 1970. A few years later, on January 13, 1975, Perdock sold the property to Dan C. Bryan. The 1973 and 1976 city directories list Dan C. Bryan, sales manager at KCII radio, and his wife Shar K. at this address.

Current owners Randy Poos and Nancy E. Baker purchased the property on February 28, 1987.

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 92-00770
Related District Number: 92-00350

Page 4

James and Nancy Lou Seifert House
Name of Property

Washington
County

730 W. Washington Street
Address

Washington
City

Bibliography

Burrell, Howard A. *History of Washington County, Iowa*. Chicago, IL: S.J. Clarke Publishing Company, 1909. 2 volumes.

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:

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

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

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.

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

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

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 92-00770
Related District Number: 92-00350

Page 5

James and Nancy Lou Seifert House
Name of Property

Washington
County

730 W. Washington Street
Address

Washington
City

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: 92-00770
Related District Number: 92-00350

Page 6

James and Nancy Lou Seifert House
Name of Property

Washington
County

730 W. Washington Street
Address

Washington
City

Building plan (from assessor's website)

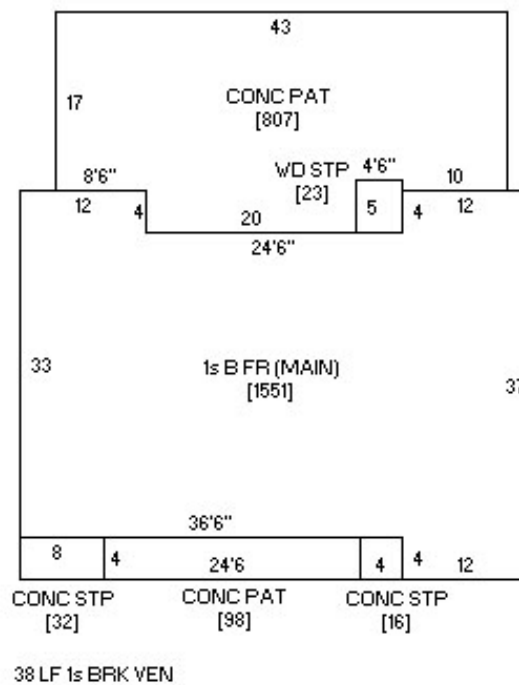


Photo from assessor's website



Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 92-00770
Related District Number: 92-00350

Page 7

James and Nancy Lou Seifert House
Name of Property

Washington
County

730 W. Washington Street
Address

Washington
City

Digital photographs



Photograph 92-00770-001 - House, looking northwest (December 2014)

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 92-00770
Related District Number: 92-00350

Page 8

James and Nancy Lou Seifert House
Name of Property

Washington
County

730 W. Washington Street
Address

Washington
City



Photograph 92-00770-002 - House, looking southwest (December 2014)

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 92-00770
Related District Number: 92-00350

Page 9

James and Nancy Lou Seifert House
Name of Property

Washington
County

730 W. Washington Street
Address

Washington
City



Photograph 92-00770-003 - House, looking northeast (December 2014)