

County Washington Address 108 East Second St.
City Washington

Site Number 92-00577
District Number 92-00349

Criteria Considerations

- 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 of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

Significant Dates

Construction date
1891 check if circa or estimated date
Other dates, including renovation

Significant Person

(Complete if National Register Criterion B is marked above)

Architect/Builder

Architect

Builder

Narrative Statement of Significance SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED

9. Major Bibliographical References

Bibliography See continuation sheet for citations of the books, articles, and other sources used in preparing this form

10. Geographic Data

UTM References (OPTIONAL)

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

See continuation sheet for additional UTM references or comments

11. Form Prepared By

name/title Michael Kramme, commission member Rebecca L. McCarley, consultant, Davenport
organization Washington Historic Preservation Commission date April 7, 2012
street & number 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)

FOR ALL PROPERTIES

- Map:** showing the property's location in a town/city or township.
- Site plan:** showing position of buildings and structures on the site in relation to public road(s).
- Photographs:** representative black and white photos. If the photos are taken as part of a survey for which the Society is to be curator of the negatives or color slides, a photo/catalog sheet needs to be included with the negatives/slides and the following needs to be provided below on this particular inventory site:

Roll/slide sheet #	_____	Frame/slot #	_____	Date Taken	_____
Roll/slide sheet #	_____	Frame/slot #	_____	Date Taken	_____
Roll/slide sheet #	_____	Frame/slot #	_____	Date Taken	_____

- See continuation sheet or attached *photo & slide catalog sheet* for list of photo roll or slide entries.
- Photos/illustrations without negatives are also in this site inventory file.

FOR CERTAIN KINDS OF PROPERTIES, INCLUDE THE FOLLOWING AS WELL

- Farmstead & District:** (List of structures and buildings, known or estimated year built, and contributing or noncontributing status)
- Barn:**
 - A sketch of the frame/truss configuration in the form of drawing a typical middle bent of the barn.
 - A photograph of the loft showing the frame configuration along one side.
 - A sketch floor plan of the interior space arrangements along with the barn's exterior dimensions in feet.

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

Concur 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: _____

Evaluated by (name/title): _____ Date: _____

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Charles and Blanche Hebner Residence

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This form was prepared as part of a research/survey/nomination project in 2011-2012 funded by a HRDP grant from the State Historical Society of Iowa for the nomination of the Washington Downtown Historic District. The project was primarily structured to develop the nomination for the downtown, with additional research on each building documented on an Iowa Site Inventory form. The information below is taken from the table in the August 2012 draft of the nomination, with additional information documented on the property and photographs in the following sections.

Charles and Blanche Hebner House - 108 E. Second St - State #92-00577 - Map #32 ~ 1 contributing building (A) (house) - c.1898 (house) - house - Queen Anne

Historic information:

c.1898 - house built for Charles and Blanche Hebner

c.1898-1930s - Charles and Blanche Hebner (Hebner Monuments - marble works) - 2nd unit by 1920, 4 apts by 1930 and 1930 with Hebners living in one

c.1938-1946 - Blanche Hebner in one apts - 3 widows in other 3 apts

1946-1965 - owned by Dora E. Bolar and converted into Sunny Haven Nursing Home by 1958

1960s-1974 - Sunny Haven Nursing Home (owned and operated by Keith Sanders from 1965 to 1974)

2012 - five apartments

Architectural information:

Height: 2 story

Walls: frame - aluminum

Storefront: -

Windows: 1/1 windows

Architectural details: hip roof with cross gables

Architect/Builder: -

Modifications: Historic: rear addition after 1943; Non-historic: -

7. Narrative Description

This is a two-story frame Queen Anne house, which faces 2nd Street to the south. The house is clad in aluminum siding, and it sits on a cut stone foundation. The roof has asphalt shingles. The overall form of the house is hip-roof with cross gables to the south and east and a bay window to the west. The facade (south) has a full front porch that sits on a rusticated concrete block foundation and has later metal columns. The entry is centered on the first story, with a double-hung window to each side. The windows throughout the house appear to retain original one-over-one-light double-hung wood sashes. The second story has three double-hung windows. The cross gable is centered on the south/front elevation, with a pair of double-hung windows. The west side has a two-story bay window with a gable roof in the center. The portion to the front (south) has a double-hung window on each story. The bay window has angled sides with three double-hung windows on the second story and two double-hung windows and a window converted to entry on the first story. A small entry porch has also been built here. The gable has paired double-hung windows. The rear section was added after 1943, likely in the conversion to a nursing home in the 1950s. The west side of this section has a side entry and double-hung window on the first story, and it has a pair of double-hung windows and a smaller window on the

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second story. The east side has a one-story entry vestibule addition on the original section of the house, with a pair of double-hung windows and a single double-hung window to the north. The second story has two double-hung window with a smaller window between them. A pair of double-hung windows is centered in the gable on this side. The east side of the rear addition has two double-hung windows on the first story and a smaller one near the rear. The second story has a pair of double-hung windows and a single double-hung window. The north side of the rear addition has an entry vestibule addition, two double-hung windows on the first story, and three double-hung windows on the second story.

8. Narrative Statement of Significance

The Charles and Blanche Hebner House appears to contribute historically to the Washington Downtown Historic District. It falls within the boundary as it is between other contributing buildings, and Charles Hebner was prominently associated with the business history of Washington.

Lot 6 is vacant on the 1897 Sanborn map, and this house appears on the 1902 Map. The property was sold by Hiram Scofield to Charles Hebner on April 20, 1891. The 1894 city directory lists C.H. Hebener one block to the north at 112 E. North (now 3rd St). The Hebner family owned the property until 1945. Charles Hebner is listed next to William B. Bell (who lived at 102 E. 2nd St) in the 1900 census, so this house was complete prior to this date (between 1897 and 1900). The 1900 census lists Charles (50, monument broker), with wife Blanche (44), daughter Nellie (24, journalist/reporter), son Martin (18), daughter Marjorie (4), and father Edward T. Hebner (82, widow). The 1903 city directory lists C. Hebener living at 108 E. 2nd Street with wife Blanche, son Manton, and daughter Nellie. C. Hebener is listed as a marble dealer. E.T. Hebener, marble dealers, and Hiram Hebener, stone cutter, are also listed at this address.

Charles Hebner was associated with his father Edward T. Hebner in Hebner & Son marble works. Edward started the first marble works, or monuments business, in Washington County in 1858. His son Charles joined the business in 1878. They were noted as "practical marble cutters" (*Portrait and Biographical Album of Washington County* 1887: 313, 671). The 1885 Sanborn map shows the marble business at 112 N. Iowa. E.G. Hibler (sic) & Son - monuments - is shown at 112 N. Iowa on the 1892 map. Both marble shop and monuments are noted here on the 1897 map. Marble shop is noted here on the 1909 and 1917 Sanborn maps. The 1910 city directory lists Hebner Stone at 110 (now 112) N. Iowa. Hebner Monuments was still listed at 112 N. Iowa in the 1935 directory. Charles Hebner then died, and the business closed with his death, prior to 1938. The Dougall Bros Cafe was then built on this site around 1939.

The 1910 city directory lists Charles Hebner and wife Amanda B. at 108 E. 2nd Street, also with Miss Helen Hebner, assistant Wm. Terry, Manton Hebner, clerk for McElhinney Drug Co., Miss Marjoria Hebner, student, and Miss Nellie Hebner, assistant for Dr. Terry. The 1917 city directory lists Charles

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and Blanche Hebner at 108 E. 2nd Street with daughters Margery and Nell (secretary). The 1920 census lists Charles Hebner (69, owner of marble works), wife Blanche (64), and daughter Nellie (43, secretary at hospital). A second household is also listed here, apparently with a portion of the house subdivided: Frank and Frances Burch, both 51, and their two daughters. By the 1930 census, the house had been divided into four apartments, with Charles (80, proprietor of marble works) and Blanche (74) Hebner continuing to live here and owning the property, which is noted as valued at \$5,000. The three other households include Carrie Blake and her nurse Elnora Gallagher (\$20 per month in rent), Della Miller (\$15 per month, overseer of poor for county), and Verne and Marie Allen (\$25 per month, electric supplies salesman). The 1940 census continues to four households at 108 E. 2nd Street, with Blanche Hebner (84, widow) owning the property, valued now at \$4,500. All three apartments were rented for \$15 per month, and residents are Mary B. Lewis (71, widow), Emma Nordyke (widow, 61) and her son Oscar (27, mechanic), and Emma Vincent (79, widow). Hence, the four units are primarily occupied by widows. The 1941 city directory lists Mrs. Blanche Hebner, Mrs. St. Clair Lewis, Mrs. Alice Perrin, and Mrs. Emma Vincent at 108 E. 2nd Street.

Blanche apparently died around 1945, and the property transferred from her heirs to Dora E. Bolar on October 14, 1946. Listings were not identified here in the early 1950s city directories. The 1958 city directory lists Sunny Haven Nursing Home here, and Dora Bolar was also listed with her residence here. The 1964 city directory lists Sunny Haven Nursing Home at 108 E. 2nd Street. Bolar sold the property to Keith W. and Evelyn Sanders on July 1, 1965, and they owned and lived in the house to the west at 102 E. 2nd Street. The 1969 directory lists Sunny Haven Nursing Home at 108 E. 2nd Street and Keith Sanders as the owner. Sunny Haven is last listed here in the 1973 directory.

The property was sold by Sanders to Dale and Cynthia Scheibe on May 1, 1974. Dale Scheibe continues to own the property, and it is a five-unit apartment building.

9. Major Bibliographical References

City/Telephone Directories, Washington. Various publishers, various dates. Available at the Washington Public Library.

Deed Records, Transfer Books, Auditor's Office, Washington County Courthouse, Washington, Iowa.

Newspaper advertisements, various years/dates, on microfilm at Washington Public Library:

Washington Evening Journal

Washington Gazette

Washington Press

Sanborn Map Company. "Washington, Iowa," Sanborn fire insurance maps. Pelham, NY: Sanborn Map Company, 1885, 1892, 1897, 1902, 1909, 1917, 1931, 1943.

Iowa Department of Cultural Affairs
State Historical Society of Iowa
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Location map



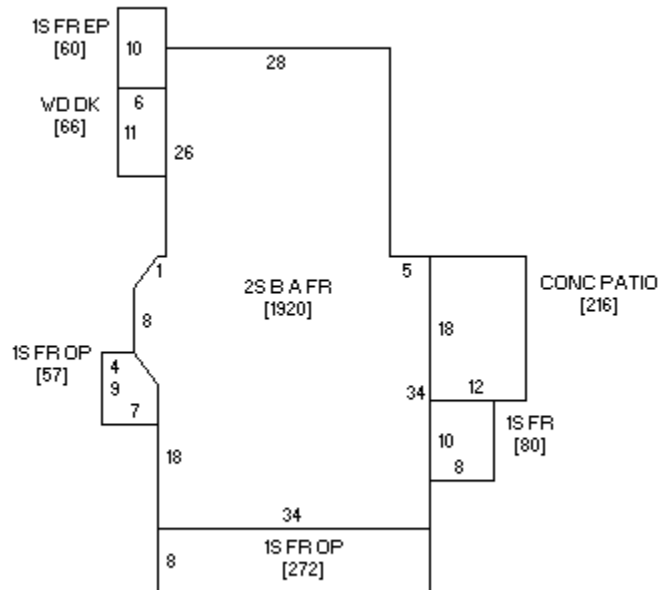
2009 aerial photograph (Washington County) – line indicates survey/research area boundary

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Building plan (from assessor's website)



Historic images

none identified

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Digital photographs



Photograph 92-00577-001 - South and east elevations, looking northwest (McCarley, November 15, 2011)

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Photograph 92-00577-002 - West and south elevations, looking northeast (McCarley, November 15, 2011)

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Photograph 92-00577-003 - East and north elevations, looking southwest (McCarley, November 15, 2011)