

Iowa Site Inventory Form

State Historic Preservation Office

(July 2014)

State Inventory Number: 92-00800 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 Alfred and Genevieve Ledger House

B) Other names: West side survey map #WS-140

• **Location**

A) Street address: 808 W Main Street

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

C) Legal Description:

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

Urban: Subdivision: Northwest Washington Block(s): _____ Lot(s): W 149' of E 374' of Lot 22

• **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**

B) **Current functions**

01A01: Domestic / residence

01A01: Domestic / residence

01C05: Domestic / garage

01C05: Domestic / garage

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

A) **Architectural Classification**

B) **Materials**

10C Rambler/Ranch

Foundation (visible exterior): 10B: Poured Concrete

walls (visible exterior): 02A: Wood / weatherboard

Roof: 05F: Steel

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 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
1951 *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: April 24, 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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Alfred and Genevieve Ledger House
Name of Property

Washington
County

808 W. Main Street
Address

Washington
City

Narrative Description

This is a one-story side-gable frame ranch house built on the north side of W. Main Street in 1951. It sits on a concrete block foundation, and it is clad with wide wood siding. The side gable roof is covered with steel. The windows are multi-light casement style, and many of them have vinyl shutters. A masonry chimney is located near the center of the house. A basement garage is located at the west end of the house in the basement, with access from W. Main Street via an asphalt driveway on the west side of the property. There is another gravel driveway which enters the property at the southeast corner of the lot, curves in front of the house, and exits the property at the southwest corner along with the asphalt driveway. There are two additions to the house, the first on the east and built in 1993, and the second on the southwest, built in 1996 (per the Washington County Assessor).

The façade, the south elevation, is divided into three sections. The center and largest section is the front of the original house. On the left/west, there is a pair of ten-light vinyl casement windows with vinyl shutters. To the right of that window, there is a triple wood window unit with each window divided into three stacking lights. A pair of wood shutters flank the triple window. The entry with a steel door is then located slightly right/east of center, and it has a set of concrete steps leading up to a concrete stoop with metal railings. To the right/east, there is a large wood corner picture window with a five-light wood sidelight window to the left of the picture window. A vinyl shutter hangs to the left of the five light window. The third/east section is the south elevation of the east addition, which has a pair of ten-light vinyl casement windows at the far right/east corner, with a vinyl shutter on the left side of this window. The first/west section is a one story frame addition built in 1996 (Washington County Assessor) that extends south from the west end of this elevation. The addition sits on a poured concrete foundation, is clad with matching wide wood weatherboard siding, and has a south facing gable. The roof is covered with corrugated steel roofing. A wood deck sits in the corner formed by the southwest addition. The south elevation of the addition has a pair of ten-light vinyl casement windows at the far left, and a matching pair of ten-light vinyl casement window at the far right. There is a vinyl shutter on the right side of the left hand window, and a vinyl shutter on the left side of the right hand window. On the east side of the addition, there is a wood deck with wood steps, wood railings, and wood grating below the deck, which spans the east elevation of the addition from its left corner to the house at the right. The east elevation of the addition has a ten-light vinyl casement window at the far left, with a vinyl shutter on the right side of the window. To the right, there is a door with an aluminum storm / screen door.

The majority of the original east elevation is obscured by the 1993 one-story side addition. At the far left/south of the elevation is the other half of the corner picture window, which has a fixed picture window with a single light wood casement window to the right with a wood shutter beside it. The addition projects east from this point, and it sits on a poured concrete foundation and is clad with wood weatherboard siding. The addition has a lower roof than the main portion of the house. The south corner of the east elevation a ten-light casement window with a vinyl shutter to the right of the window that matches the window around this corner to the south. To the right/north of the addition, on the east elevation of the original house, there is a pair of tall single-light wood casement windows.

The west elevation is composed of the north edge of the west side of the main section of the house, the side of the garage side section, and the side of the 1996 southwest addition. The first section, the main

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section of the house, recessed somewhat from the rest of the elevation. There are two levels visible on this elevation. On the first story at the far left, there is a boarded up window at the corner of the house. On the side of the garage section, there is a pair of three-light wood casement windows at the far left/north and a pair of identical windows at the far right/south. There is a wood shutter on the right side of the left hand window, and a wood shutter on the left side of the right hand window. Below, at basement level and located at the far left/north, there is a wood entry door with a single fixed light in the upper half of the door. The remainder of the wall is a wood single-car garage door with a row of single-light windows in the second row of panels. The west elevation of the southwest addition has a pair of six-light vinyl casement windows the same approximate size as the two other windows in the west elevation. There are vinyl shutters flanking this window. At the far right/south corner, there is a ten-light vinyl casement window with a single vinyl shutter left of the window.

The north elevation, the rear of the house, is composed of the rear of the house and the rear of the side addition. The north elevation of the east addition has a vinyl entry door with nine-light window toward the right, with access from a set of wood steps. At the northeast corner of the original house, there is a pair of eight-light wood casement windows with a wood shutter on the right side of the window. Centered on the wall, there is a three-light casement wood window flanked by a pair of wood shutters. This window has a sill somewhat higher than typical for this house. To the right at the northwest corner of the section, there is a pair of four-light wood casement windows with a wood shutter to the left of the windows. The north side of the garage section, farther to the right and somewhat recessed from the rest of this elevation, has a pair of three-light wood casement windows at the corner of the house, with a wood shutter to the left of the windows.

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Narrative Statement of Significance

The Alfred and Genevieve Ledger House appears to contribute historically to the potential “west side” residential historic district in Washington. The house was built in 1951, and it reflects the post World War II development of the neighborhood that witnessed additional construction on vacant lots/parcels. The ranch house retains several key features of this style, including the one-story form and the multi-light corner windows. The house retains sufficient integrity to convey this significance.

The additions to the house likely have compromised the integrity of the original ranch sufficiently that it is not eligible for individual listing on the National Register of Historic Places under Criteria A, B, or C.

History / research summary of property

This property is part of the larger property owned by James Bailey on the 1894 atlas and platted as Lot 22 in the Northwest Addition. This lot was later divided into five parcels, with the original home on the east parcel at 800 W. Main (later demolished/replaced). This parcel was partitioned from the larger property to the west by Theresa Adam (widow) and was sold to Alfred R. and Genevieve K. Ledger in two transactions. The first, for the W 125' of the E 350' of Lot 22 was on November 22, 1950, and the second was on July 25, 1951 for the W 24' of the E 374' of Lot 22, added a 24 foot wide strip to the west side of the property. The assessor lists a construction date of 1951, and the additional strip to the west likely permitted the inclusion of the garage on this side. Al Ledger appears in the 1954 directory living at 808 W. Main Street. He continues to be listed at this address through the 1964 directory. He owned and operated Ledger's Hardware which advertised in the Washington Journal in 1946, and later, in other ads from the 1952 Washington Journal, Ledger's Appliance and Radio at 107 S. Marion Avenue. The 1964 city directory lists Al R. (Genevieve) Ledger, owners of the house at 808 W. Main, as a real estate salesman with Wittrig Kerr Realty in Iowa City, and the residents living at this address are John A. and Carol A. Winga. John is the manager of Winga's Cafe, and Carol is a teacher at Stewart School.

The property was sold to John and Carol Winga on September 18, 1964. The 1967 city directory lists John A. Winga (Carol A.) as owner of Winga's Restaurant. In 1969, the city directory listing repeats this information and adds a son, John A. III, born in 1967. The 1972 city directory lists John A. Winga, Jr. at this address, but he is not listed in the 1976 directory.

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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:

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

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.

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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)

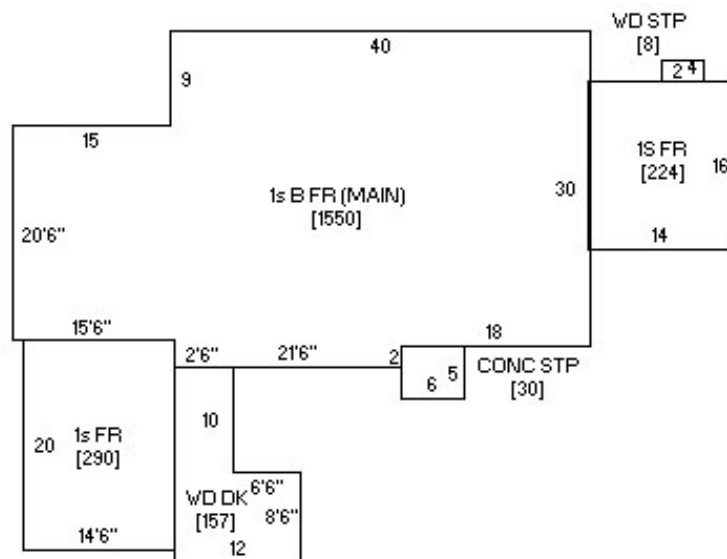


Photo from assessor's website



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Digital photographs



Photograph 92-00800-001 - House, looking northwest (December 2014)

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Photograph 92-00800-002 - House, looking northeast (December 2014)

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Photograph 92-00800-003 - House, looking southwest (December 2014)