

# Iowa Site Inventory Form

State Historic Preservation Office

(July 2014)

State Inventory Number: 92-00756  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 John and Hannah Coppock House

B) Other names: West side survey map #WS-042

## • Location

A) Street address: 633 W. Jefferson 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: Southwest Addition Block(s): 3 Lot(s): 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>	<b>Total</b>	—	<b>Total</b>

**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**

09A01: Front gable

**B) Materials**

Foundation (visible exterior): 04: Stone

walls (visible exterior): 09: Asbestos

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 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 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*

1868  *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: March 25, 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>John and Hannah Coppock House</u>	<u>Washington</u>
Name of Property	County
<u>633 W. Jefferson Street</u>	<u>Washington</u>
Address	City

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**Narrative Description**

This is a one-and-one-half-story gable-front frame house on the south side of W. Jefferson Street. It sits on a stone foundation clad in stucco, and it is clad with asbestos shingles. The gable-front roof is covered with asphalt shingles. The windows are a mix of wood and vinyl replacements, and all have wood surrounds. There is a wrap around porch on the north and east sides of the house, and a wood deck on the west side of the house. There is a one story addition at the rear, which has a rusticated stone foundation. It was built prior to the first Sanborn map to show this house in 1917, as it is depicted on this map.

The façade, the north elevation, has a porch that wraps around to the east side. A porch is shown here on the 1917, 1931, and 1943 Sanborn maps, though the current columns are more recent. Concrete steps lead up to a porch with wood flooring, a wood railing and square wood columns supporting the roof. In the center of the first story on the house, there is a one-over-one-light double-hung wood window. On the second story, there is another one-over-one-light double-hung wood window.

The east elevation has the main entry on the north/right/front section. The entry has a wood door with a semi-circular window and an aluminum storm / screen door. On the left/south, there is a small fixed single-light wood window with a higher than typical sill.

The west elevation faces a side street, S. Avenue F. On the left/north/front, there is a one-over-one-light double-hung wood window. To the right, there is a set of glass patio doors leading to a wood deck with a wood railing and wood steps leading down to the ground. The second story has a pair of small single-light rectangular wood windows under the eaves, one near center and one to the right/south.

The south elevation, the rear of the house, is covered with the one-story frame addition with a hip roof. The ground slopes downhill to the south of the house, leaving the rear of the basement at ground level. The foundation here is rusticated concrete block. The west side of the basement level has a one-over-one-light double-hung wood window with an aluminum storm /screen. The south elevation of the basement has an entry with a steel door at the left and a one-over-one-light double-hung wood window with an aluminum storm / screen to the right. The east elevation of the basement has a set of three one-over-one-light double-hung wood windows. On the first story, there is a one-over-one-light double-hung wood window centered in the west wall. On the south side, there is another one-over-one-light double-hung wood window at the right/east side. There are no windows on the east wall of the addition. On the south elevation of the house above the addition, there is a decorative octagon wood window centered under the peak of the gable.

**Narrative Statement of Significance**

The John and Hannah Coppock House appears to contribute historically to the potential “west side” residential historic district in Washington. The house was built during the early development of the neighborhood in the 1860s and 1870s, when a number of small gable-front houses were constructed.

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Most of these homes were later replaced by larger homes, with a handful of these early houses remaining. This house is significant for this history in the neighborhood.

The house does not appear to be 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 individually.

*History / research summary of property*

The 1869 Bird's Eye View drawing of Washington shows a gable-front house at the intersection of W. Jefferson Street and South Avenue F which looks very much like the house there today. At the time the drawing was made, Lots 5 and 6 were owned by John Coppock, who purchased them on September 3, 1868 from Robert Ash. Robert Ash had bought them on December 19, 1866 from Walter W. Patchin, who is listed as the owner when the first transfer book started being recorded. Robert Ash is listed as a 37-year-old farmer in Washington Township in the 1870 census.

John Coppock was known for his mill on the Skunk River about 11 miles south of Washington, just across Marion Township into Jefferson Township in Henry County. The 1850 census lists John Coppock as a farmer in Jefferson Township, Henry County. The family included John (31), Hannah (26), William (9), Susanna (8), Thomas (6), Benjamin (4), Nancy (2), and Mary J (6 months). The 1852 and 1854 Iowa censuses list the large family in Brighton Township, Henry County, further west along the Skunk River. A grist mill was then built further east along the Skunk River in 1859 by John Coppock and Thomas Tucker. A saw mill was built on the opposite side of the river, and Thomas Coppock ran a general store north of the mill (Fisher 1978: 51). The 1860 census lists John Coppock in Marion Township, Washington County, and he was a miller. The industry schedule shows that he was operating both a grist mill and a saw mill. Then, he bought this property in Washington on September 3, 1868. Ads in the *Washington Gazette* in 1869 note the Coppock and Sons' Flour and Feed Store in the corner room of Corrette's Block in Washington. They sold flour and feed, corn, oats, ground feed, bran, and chop, all furnished from their mill on the Skunk River. They noted that they guaranteed the quality of their stock and warranted their flour (*Gazette*, April 23, 1869, 2). In the 1870 census, the family is listed as living in Washington. John Coppock has his real estate holdings valued at \$30,000 and personal property at \$1,000. The household included John (51, miller), Hannah (46), Nancy A (23), Alza L. (18), Hannah (15), Maggie (13), John (7), and Luella (1). The 1874 Atlas of Washington County map shows a small house on Lot 6 which appears to be the same house as on the 1869 view. John Coppock died on June 11, 1876, and he was buried in the Coppock (town) cemetery. The 1885 Iowa census lists Hannah Coppock (62, widow) living in the southwest quarter of the southwest quarter of Section 31 in Marion Township (adjacent to town of Coppock, straddling the Washington-Henry county line) with Alza (32, male, miller), John (22, miller), and Luella (15). Hannah died on May 31, 1890. In the early 1880s, various heirs of John Coppock transferred their interest in this property to Hannah Coppock. Then, all the remaining interest was transferred to Hannah (Coppock) Winters on October 13, 1886. Hannah Winters (widow) transferred half interest in the property to M.H. Young on July 21, 1890. The 1894 atlas shows a rectangular house at the same location as the current house.

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Address	City

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Hannah Winters (widow) sold the property to Charles G. Dodd on November 10, 1900. The 1900 census lists Cephas Dodd, age 53, a renter and head of household, living in the vicinity of other known residents in this neighborhood, along with his wife Elizabeth, age 45, and their children Charles G., age 21, Edward, age 18, Anna T., age 13, Ola May, age 10, Thomas B., age 8, Eva, age 4, and Jessie, age 3. Cephas, Charles, and Edward are working as day laborers. The 1903 census lists Cephas Dodd, teamster, living at 633 W. Jefferson, with wife E.B. and children Charles, Anna, May, Tom, Eva, and Jessie. The 1910 census identifies the Dodd family living at 629 W. Jefferson. The household includes Cephas, age 65 and working as a drayman; Elizabeth, his wife, age 55; Charles G., age 30 and working as a plumber for a plumbing and heating company; Anna R., age 23, working at the American Pearl Button factory; Thomas, age 17 and also working at the button factory as a cutter; Eva J., age 15; and Jessie R., age 12. The 1910-11 city directory lists the same family members and occupations, but at 633 W. Jefferson. Charles is working for Wilson Plumbing and Heating, and Miss Eva and Miss Jessie are students. In the 1920 census, the family consists of Cephas, age 78, home owner and working as a mail carrier, taking mail from the railroad station; his wife Elizabeth, age 68; and Charles, age 41, a plumber. The 1926 telephone directory lists Cephas Dodd at 633 W. Jefferson. The 1930 census lists the address as 633 W. Jefferson, and the residents as Cephas Dodd, age 83, Elizabeth, his wife, age 73, and Charles, G. age 51, working as a drayman. The house was valued at \$1,000. Cephas Dodd died on June 27, 1932, and Elizabeth died on February 7, 1933. By 1934, Charles had moved south to 632 W. Madison, though continued to own this house.

The 1940 census shows Jess Curtis and family renting the house at 633 W. Jefferson. The family included Jess, age 56, a ground man for the electric company; Ethel, his wife, age 45; daughter Jessie, age 27, working as a picker in a produce house; son Dale, age 22, trimming trees; son Donald, age 19, working as a digger on the street crew; daughter Helen Marie, age 16; daughter Maxine Conger, age 25, working as a maid in a private home; and sister-in-law Linnie Knight, unemployed. The 1941 city directory lists Jess Curtis (Ethel), a lineman for ISU (Iowa Southern Utilities), and Jessie, Maxine, Dale, and Donald.

Charles G. Dodd sold the property to Donald E. and Shirley A. Curtis on January 9, 1948. Donald E. Curtis and wife sold the property to Max J. and Mary Leichy on June 23, 1950. In 1952, Leichy transferred the property to Walter H. Jungbluth. Mrs. Ethel Curtis is listed in the 1952 telephone directory at 633 W. Jefferson. The 1954 city directory index lists W.A. Palmer living at this address

Walter H. Jungbluth sold the house to Walter A. and Mildred Palmer on February 25, 1955. Palmer continues to appear in telephone directories here through 1962. In the 1964 city directory, Walter A. Palmer, farm equipment, is listed along with his wife Mildred, and children Brenda and Bonita. They appear again in the 1964 city directory. The property is listed as vacant in the 1967 city directory.

On March 12, 1965, the property was transferred from the Mildred Palmer estate to Mrs. Lorenzo C. Creamer, Mrs. Robert J. Nicola, Wm. Palmer, and Walter Palmer. Both the 1972 and 1976 city directories list Mrs. Valentine E. McKune, widow of Manuel, living here.

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**Bibliography**

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*Portrait and Biographical Album of Washington County, Iowa.* Chicago, Acme Publishing Company, 1887.

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John and Hannah Coppock House  
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County

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**Location map**



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

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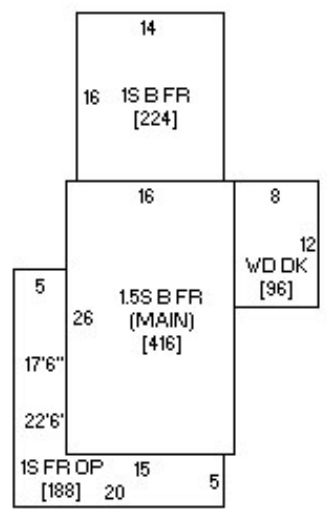
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**Building plan (from assessor's website)**



**Photo from assessor's website**





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**Digital photographs**



**Photograph 92-00756-001 - House, looking southwest (December 2014)**

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**Photograph 92-00756-002 - House, looking southeast (December 2014)**



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**Photograph 92-00756-003 - House, looking northeast (December 2014)**