1. **Name of Property**

   historic name   House and garage

   other names/site number   Downtown Survey Map # DT-004

2. **Location**

   street & number   108 (106) S. Avenue B

   city or town   Washington

   Legal Description: (If Rural) Township Name   Township No.   Range No.   Section   Quarter of Quarter

   (If Urban) Subdivision   Original Plat   Block(s)   Lot(s)   Lot 3

3. **State/Federal Agency Certification** [Skip this Section]

4. **National Park Service Certification** [Skip this Section]

5. **Classification**

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<th>Number of Resources within Property</th>
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<td>If Non-Eligible Property</td>
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<tr>
<td>☐ district</td>
<td>Enter number of:</td>
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<td>☐ site</td>
<td>If Eligible Property, enter number of:</td>
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<tr>
<td>☐ structure</td>
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</table>

   Name of related project report or multiple property study (Enter “N/A” if the property is not part of a multiple property examination).

   Title   Historical Architectural Data Base Number

6. **Function or Use**

   **Historic Functions** (Enter categories from instructions)

   | 01A Domestic / single dwelling |
   |                               |

   **Current Functions** (Enter categories from instructions)

   | 01B01 Domestic / multiple dwelling / duplex |
   |                                            |

7. **Description**

   **Architectural Classification** (Enter categories from instructions)

   | 05 Late Victorian |
   |                  |

   **Materials** (Enter categories from instructions)

   | foundation |
   | walls (visible material) 05E Aluminum |
   | roof 08A Asphalt / shingle |

   **Narrative Description** (SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED)

8. **Statement of Significance**

   **Applicable National Register Criteria** (Mark “x” representing your opinion of eligibility after applying relevant National Register criteria)

   | Yes ☑ No ☐ More Research Recommended A | Property is associated with significant events. |
   | Yes ☑ No ☐ More Research Recommended B | Property is associated with the lives of significant persons. |
   | Yes ☑ No ☐ More Research Recommended C | Property has distinctive architectural characteristics. |
   | Yes ☑ No ☐ More Research Recommended D | Property yields significant information in archeology or history. |
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: 1880
☐ check if circa or estimated date

Other dates, including renovation:

Significant Person
(Complete if National Register Criterion B is marked above)

Architect/Builder
Architect

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)

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☐ See continuation sheet for additional UTM references or comments

11. Form Prepared By
name/title: Mary Patterson, Chair
Rebecca L. McCarley, consultant, Davenport
organization: Washington Historic Preservation Commission
date: May 10, 2012

street & number: City Hall – 215 E. Washington St
telephone: 319-653-6584

ADDITIONAL DOCUMENTATION (Submit the following items with the completed form)

FOR ALL PROPERTIES
1. Map: showing the property’s location in a town/city or township.
2. Site plan: showing position of buildings and structures on the site in relation to public road(s).
3. 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

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

FOR CERTAIN KINDS OF PROPERTIES, INCLUDE THE FOLLOWING AS WELL
1. Farmstead & District: (List of structures and buildings, known or estimated year built, and contributing or noncontributing status)
2. Barn:
   a. A sketch of the frame/truss configuration in the form of drawing a typical middle bent of the barn.
   b. A photograph of the loft showing the frame configuration along one side.
   c. 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: __________________________
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.

House and garage - 108 (106) S. Avenue B - State #92-00496 - Map #66 - 1 contributing building (A) (house) and 1 non-contributing building (garage) - c.1880 (house) - T-plan / Queen Anne, 2009 garage

Historic information:
1870 - lot sold by James D. Martin to Charles C. Paulk; 1874 - lot sold to Mary A. McFarland - widow by 1887
1887 - house sold to Daniel W. and Mary C. Ott - Daniel died by 1890 - Mary owned with children Clare and Edith - appear to have used as rental
1912 - Clare transfer interest to Edith, 1924 - Edith Hope (Ott) Lauers transferred interest to Mary C. - did not live here in 1920 or 1930
1941 - Mary C. Ott died - house to Edith Hope Lauers - rental property
2012 - duplex

Architectural information:
Height: house - 2 story
Walls: house - frame - steel
Storefront: -
Windows: 6/6 wood windows
Architectural details: T-plan form with clipped gables, porches, decorative windows
Architect/Builder: -
Modifications: Historic: 1920s - south porch added; Non-historic: 2009 - garage - 30x56

7. Narrative Description

This is a two story frame T-plan house with clipped gables. The house faces S. Avenue B to the west. It sits on a stone foundation, and it is clad in aluminum siding. The front gable section has a clipped gable, with a one-over-one-light double-hung replacement window on the second story and two six-over-six-light double-hung windows on the first story. The recessed porch has a full porch with an enclosed entry vestibule at the south end. This section has a "Queen Anne" window with decorative top sash over single-light lower sash and the entry in the north side. Two six-over-six-light double-hung wood windows are found within the porch area. The second story has two replacement one-over-one-light double-hung windows. The north side has a clipped gable as well, with a window on each story. The west side is the long side of the top of the T-plan, with a side porch and side entry. Replacement windows are also found on the second story of this side. Several additions are located on the rear (east) side. The gable-roof one-story addition at the southeast corner extends part the south side, and it has two two-over-two-light paired windows, and a six-over-six-light double-hung window. A rear entry is located within a porch on the north side. A four-car side-gable frame garage was built behind the house in 2009. It is clad in vinyl siding and sits on a concrete foundation.
8. Narrative Statement of Significance

This house appears to contribute to the Downtown Washington Historic District, falling within the boundary and the period of significance for the district. The garage is non-contributing as it was built in 2009.

This basic T-plan house appears on the first Sanborn map for Washington, dating to 1885. C.C. Paulk bought Lot 3 in 1870 and sold it on November 7, 1874 to Mary A. McFarland. He could not be identified in Washington County in the 1870 census. Several Mary McFarlands lived in Washington County and the surrounding area, and she could not be positively identified either. She then sold it as a widow to D.W. Ott on August 11, 1887. The 1870 census lists Daniel W. Ott, age 27, in Washington as a civil engineer born in Ohio with $11,500 in real estate. The 1880 census lists him as a druggist, age 36, in Riverside, with wife Mary Catherine, age 30, son John R., age 11, and son Clare A, age 2. Thus, they may have bought this property upon a move back to Washington.

The property remained in the Ott family for several transfers. It is unclear if they ever lived in this house or if they used it solely as a rental property. John R. Ott transferred interest in the property to Mary C. Ott on May 17, 1890, likely after his father's death. Between 1885 and 1892 maps, a larger rear porch was constructed. The footprint of the house remains the same through the 1917 Sanborn map. The 1894 city directory lists Mrs. M.C. Ott living at 713 W. Main. The 1900 census lists Mary C. Ott, age 50, widow, living in Washington with son Clare A., age 22, pharmacist, and daughter Edith, age 15, in school. The 1910 city directory lists Mary (widow Daniel W.) at 737 W. Main. The 1910 census lists Mary C. Ott, age 60, living in Washington on W. Main Street with daughter Edith H., age 25, public school teacher. The 1920 census lists Mary C at 737 W. Main Street at age 69. On February 12, 1912, Clare Allen Ott and wife transferred their interest to Edith Hope Ott. Edith Hope Luers and husband transferred the property to Mary C. Ott on December 29, 1924, along with two other parcels in Block 15. The 1930 census lists Mary Ott living with daughter Edith, married to Herman Luers, in Franklin Township. The porch on the south side first appears on the 1931 Sanborn map. After her death, Mary Ott's estate transferred the property back to Edith Hope Lauers on May 19, 1941. It appears to have continued to be used as a rental property.

A few tenants have been identified in this house through this period. The 1910 census lists the two houses on this block without addresses, one the home of widow Sarah Fairchild with boarder John Clark and the other the home of Louis and Florence Baird. Based on later information, the latter was likely in this house. The 1920 census lists two families renting at 106 S. Avenue B. The first is Louis (age 48, sign painter) and Florence (age 42) Baird, who live in one unit with daughter Lester (age 22, single, artist) and a boarder, Ed Herr (age 39, single, chauffeur for real estate company). The second is Maude Shaw (age 44, divorced, waitress), who lived here with four daughters, Lillian (18), Laura (16), Murle (13), and Mildred (13). Another household is listed as renting at 108 S. Avenue B, which appears
108 (106) S. Avenue B

Address Washington

City

to be the adjacent house listed at 112 S. Avenue B on the 1917 Sanborn map. The 1930 census likewise lists two families, now at the 108 S. Avenue B address. The first is Louis and Florence Baird, renting here for $18 per month. He continued to be listed as a sign painter at age 58, and their grandson Gilbert E. Layton also lived here. The second household was Alvin (age 70) and Mary (age 59) Roe, renting for $5 per month. He was a tinner who had operated a tin shop in Washington for many decades. The next household is that of 112 S. Avenue B.

The house is currently a duplex.

9. Major Bibliographical References


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

Washington Evening Journal
Washington Gazette
Washington Press

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<tr>
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</table>

**Location map**

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

Name of Property: 108 (106) S. Avenue B
County: Washington
Address: 108 (106) S. Avenue B
City: Washington

Building plan (from assessor’s website)

Historic images

none identified
Iowa Department of Cultural Affairs
State Historical Society of Iowa

Iowa Site Inventory Form
Continuation Sheet

Page 6

House and garage Washington
Name of Property County

108 (106) S. Avenue B Washington
Address City

Digital photographs

Photograph 92-00496-001 - West and south elevations, looking northeast (McCarley, November 15, 2011)
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Photograph 92-00496-002 - West elevation, looking southeast (McCarley, November 15, 2011)
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Photograph 92-00496-003 - South and east elevations, looking northwest (McCarley, November 15, 2011)
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Photograph 92-00496-004 - Garage, looking northwest (McCarley, November 15, 2011)