

Iowa Site Inventory Form

State Historic Preservation Office

(July 2014)

State Inventory Number: 92-00736 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 Hannah Marshall House

B) Other names: West side survey map #WS-021

● **Location**

A) Street address: 220 South Avenue D

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

C) Legal Description:

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

Urban: Subdivision: Addition to Washington Block(s): 4 Lot(s): S 1/2 of Lot 5

● **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

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

A) Architectural Classification

B) Materials

09A01: gable-front house - 1 1/2 story

Foundation (visible exterior): 10A: Concrete block

walls (visible exterior): 15B: vinyl

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

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: July 7, 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: 92-00736
Related District Number: 92-00350

Page 1

<u>Hannah Marshall House</u>	<u>Washington</u>
Name of Property	County
<u>220 S. Avenue D</u>	<u>Washington</u>
Address	City

Narrative Description

This is a one-and-one-half-story frame gable-front house on the northeast corner of the intersection of W. Jefferson Street and South Avenue D. The house faces Avenue D to the west. It sits on a rusticated concrete block foundation, and is clad with vinyl siding. Based on the estimated construction date of the house, the rusticated concrete block foundation likely replaced an earlier brick foundation in the early 20th century. The gable-front roof has a hip-roof dormer on the south side, which may have been added around this same period. The roof is covered with corrugated steel. There is a full front porch across the façade of the house. Additionally, there is a small one story addition on the north side of the house, and a concrete patio at the rear of the house. The doors and windows are vinyl replacements, and do not have storm doors or storm windows. Basement windows are also vinyl replacements, and several have been filled with plain concrete block.

The façade, the west elevation, is spanned by a front porch, which is reached by a set of concrete steps with art deco decoration on the risers and side walls. The porch has a wood floor and turned wood columns with square bases supporting a shed roof. The wood frieze around the top of the porch has decorative square spindle work with eight facets, a style seen on other houses built in the last quarter of the 19th century. There is a centered entry with a vinyl clad door with a decorative window in the upper half of the door. To the left and to the right of the door, there is a one-over-one-light double-hung vinyl window. Above the porch roof, on the second story, there is a one-over-one-light double-hung vinyl window centered above the entry.

The south elevation faces W. Jefferson Street. It has three evenly distributed one-over-one-light double-hung vinyl windows on the first story. In the middle of the elevation, there is a hip-roof dormer with a one-over-one-light double-hung vinyl window. There are two basement windows on this side of the house. The left/front window is closed with concrete block, and the right/rear window has a single-light vinyl window.

The north elevation has a one-over-one-light double-hung vinyl window on the right/west. There is a basement window below it, which has been closed with plain concrete block. To the left, there is a one-story wing extending north, which also sits on a rusticated concrete block foundation. A one-story section is noted here on the 1909 Sanborn map. It has a one-over-one-light double-hung vinyl window toward the left side of its north wall. The west wall of the wing has no windows, but the east wall of the wing has a one-over-one-light double-hung vinyl window toward the left where the wing meets the north side of the house. There is a basement window centered in the north foundation of the wing, which has also been closed with plain concrete block.

The east elevation, the rear of the house, has a raised concrete patio across the rear of the house with concrete steps leading down to the ground located at the southwest corner of the patio (the southeast corner of the house). An entry with a vinyl-clad storm door with a window in the upper half of the door is centered on this elevation. At the far right side of this side of the house, just to the right of the patio, there is a ground level entry with a wood door that has a window in the upper half of the door. There are no windows on the first story, but there is a one-over-one-light double-hung vinyl window centered below the peak of the roof on the second story.

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 92-00736
Related District Number: 92-00350

Page 2

<u>Hannah Marshall House</u>	<u>Washington</u>
Name of Property	County
<u>220 S. Avenue D</u>	<u>Washington</u>
Address	City

Historically, the small house to the north and the garage to the north of the house were part of the larger property associated with the house. The current parcel, the south half of Lot 5, only has this house on it.

Narrative Statement of Significance

The Hannah Marshall House appears to contribute historically to the potential “west side” residential historic district in Washington. The house was built during the initial period of development of the neighborhood in the 1860s and 1870s, and it is one of a handful of homes that remain from this period. The house retains the simple gable-front form that reflects its early construction and contributes to this early period of significance.

The house does not appear individually eligible for listing on the National Register of Historic Places under Criteria A, B, or C. The later siding and windows have impacted the integrity for individual listing.

History / research summary of property (chronological order, by owner/period):

This property shares a transfer history with the property at 214 S. Avenue D to the north (see Iowa #92-00737). This house sits on the south half of Lot 5 in Block 4 of the Addition to Washington, while the other smaller house sits on the north half of Lot 5. On September 14, 1867, the Independent School District of Washington sold Lot 5 at the west end of the block to Hannah Marshall (the same date that they sold Lot 7-8 at the east end of the block to Dayton H. Ballard). On the 1869 Bird's Eye View of Washington, there is a small gable-roof house on the southwest corner facing Avenue D (then Jackson St), which appears to be this house (a similar gable-front house was built by Ballard at 215 S. Avenue C). A similar footprint is seen at that location on the 1874 Atlas of Washington map. The 1870 census lists Hannah Marshal, age 50, widow, with \$2,000 in real estate. She was born in Pennsylvania, but her children, William (age 22) and Sarah (age 20), were both born in Ohio.

Sarah Marshall sold Lot 5 to Naomi Maxwell on March 3, 1879. Naomi A. Maxwell then sold the property to Mattie Montgomery on January 19, 1880. The census for 1880 describes the Montgomery family as Mattie, head of the household and a teacher, age 36, and her daughter Nancy, age 16, at school. They are listed near other families known to live in the 400 block of W. Jefferson Street. The 1885 Iowa census lists Martha Montgomery living on Jackson Street (now Avenue D). She was age 40, widowed, and her daughter Nanne is 21 and single. Ella Webster Montgomery, age 27, single, and working as a dressmaker, is also living here. The 1894 city directory lists Mattie Montgomery living at 208 S. Jackson Street, and the 1894 Atlas of Washington map shows the current house's footprint. The 1894 atlas also shows a house on the north half of lot 5. That house then appears to have been built by Mattie Montgomery, either for a relative or as a rental for additional income. The 1900 census lists her at age 56, a widow living alone and working as a washer woman. She had one child, who was living. She is listed next to Wm. A. Wilson (302 S. Ave. D), so this is probably the same location. If the

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 92-00736
Related District Number: 92-00350

Page 3

<u>Hannah Marshall House</u>	<u>Washington</u>
Name of Property	County
<u>220 S. Avenue D</u>	<u>Washington</u>
Address	City

census taker went in order, the next house north would be the household of Rev. William and Sarah Gelkey, age 50 and 48, with no children.

Montgomery transferred the property to John S. Gray on September 17, 1901. The 1903 city directory lists J.S. Gray, a retired farmer, and his wife Julia A., living at 220 S. Avenue D. The house appears on the 1909 Sanborn map with the same footprint as today's house, and continues unchanged through the 1917, 1931, and 1943 maps. The 1910 census lists the Gray family as John A., head of the household, age 76 and in his second marriage, a home owner with no mortgage, and having his own income. His wife Julia A., age 65 and mother of two living children, is also living here. The 1910-11 city directory also lists John S. Gray, retired farmer, and his wife Julia A. living at this address. The 1917 county directory has J.S. Gray, retired, and Julia living at 320 W. Jefferson Street. John S. Gray died on December 15, 1917 at age 84.

On November 2, 1918, Julia Gray and Tena (Christena) (Gray) Hoxworth transferred the property to daughter/sister Eva L. (Gray) Sage. She then died on January 22, 1919. The property appears to have reverted to Julia and Tena. The 1920 census lists Julia Gray, age 72, widow, as living at 220 S. Avenue D with sister Martha Johnson, age 82, widow. On May 2, 1924, Julia Gray died.

The property then transferred through lawyers Edmund Morrison and George Morrison again to Tena Hoxworth on April 29, 1926. The 1930 census lists the family living here as Israel Hoxworth, head of the household, age 52, working as a carpenter, Christina, his wife, age 48, and a daughter Evelyn, age 11. The house is valued at \$2,000. The 1935 city directory lists E.E. Ward at this address. There is no listing in the either the 1932 or 1938 telephone directory for Hoxworth or Ward. The 1940 census describes the residents as W.A. Bealer, head of the household, age 48, his wife Blanch, age not given, and a son Donald, age not given. Bealer is a truck driver hauling local and long distance, and Donald is a delivery man in the coal and lumber industry. The 1941 city directory lists Wm. Bealer and his wife Blanche living at 220 S. Avenue D. He is a truck driver for John Dodd Trucking, and is renting the house. He is listed at this address in the 1952 telephone directory, and continues to be listed in telephone directories at the same address through 1963. The 1964 city directory lists W.A. Bealer and his wife Blanche E. living here. He is the owner of Bealer Trucking. By 1967, the city directory listing indicates Bealer is retired and living here with his wife Blanche. In the 1967 city directory, the listing is for Mrs. Blanche E. Bealer.

Gifford Morrison, executor for Christena Hoxworth, transferred the property to Clarence R. and Olive A. Goodwin on May 12, 1970. The 1972 city directory lists Clarence and Olive Goodwin, retired, living at this location. The listing is the same in the 1976 city directory. The Goodwin family continued to own this corner house until 1995.

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 92-00736
Related District Number: 92-00350

Page 4

Hannah Marshall House
Name of Property

Washington
County

220 S. Avenue D
Address

Washington
City

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Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 92-00736
Related District Number: 92-00350

Page 5

Hannah Marshall House
Name of Property

Washington
County

220 S. Avenue D
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: 92-00736
Related District Number: 92-00350

Page 6

Hannah Marshall House
Name of Property

Washington
County

220 S. Avenue D
Address

Washington
City

Building plan (from assessor's website)

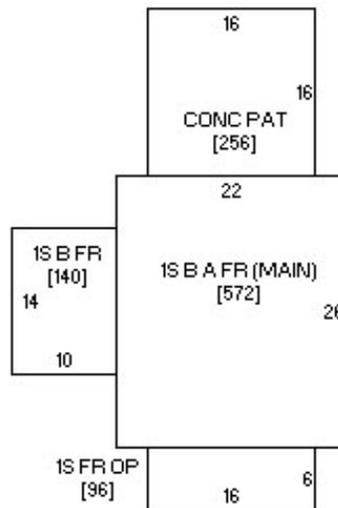


Photo from assessor's website



Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 92-00736
Related District Number: 92-00350

Page 7

Hannah Marshall House
Name of Property

Washington
County

220 S. Avenue D
Address

Washington
City

Digital photographs



Photograph 92-00736-001 - House, looking northeast (December 2014)

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 92-00736
Related District Number: 92-00350

Page 8

Hannah Marshall House
Name of Property

Washington
County

220 S. Avenue D
Address

Washington
City



Photograph 92-00736-002 - House, looking southeast (December 2014)