

Site Inventory Form
State Historical Society of Iowa
(November 1, 2004)

State Inventory No. 96-00638 New Supplemental
 Part of a district with known boundaries (enter inventory no.) _____
Relationship: Contributing Noncontributing
 Contributes to a potential district with yet unknown boundaries
National Register Status:(any that apply) Listed De-listed NHL DOE
9-Digit SHPO Review & Compliance (R&C) Number 0808 96032
 Non-Extant (enter year) _____

1. Name of Property

historic name Josephine Huinker
other names/site number _____

2. Location

street & number 317 Becker Avenue
city or town Ossian vicinity, county Winneshiek
Legal Description: (If Rural) Township Name _____ Township No. _____ Range No. _____ Section _____ Quarter _____ of Quarter _____
(If Urban) Subdivision _____ Block(s) _____ Lot(s) L1 of 1 & W20' of 2

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

4. National Park Service Certification [Skip this Section]

5. Classification

Category of Property (Check only one box)	Number of Resources within Property			
	If Non-Eligible Property		If Eligible Property, enter number of:	
	Enter number of:		Contributing	Noncontributing
<input checked="" type="checkbox"/> building(s)	<u>1</u>	buildings	—	—
<input type="checkbox"/> district	—	sites	—	—
<input type="checkbox"/> site	—	structures	—	—
<input type="checkbox"/> structure	—	objects	—	—
<input type="checkbox"/> object	<u>1</u>	Total	—	—

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)	Current Functions (Enter categories from instructions)
<u>01A01</u>	<u>01A01</u>
_____	_____
_____	_____

7. Description

Architectural Classification (Enter categories from instructions)	Materials (Enter categories from instructions)
<u>09A02</u>	foundation <u>10A - Block</u>
_____	walls <u>15B - Vinyl</u>
_____	roof <u>08A - Shingle</u>
_____	other _____

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)		
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> More Research Recommended	A	Property is associated with significant events.
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> More Research Recommended	B	Property is associated with the lives of significant persons.
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> More Research Recommended	C	Property has distinctive architectural characteristics.
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> More Research Recommended	D	Property yields significant information in archaeology or history.

County Winneshiek
City Ossian

Address 317 Becker Avenue

Site Number
District Number

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
1925 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 Vicki Bloxham, Community Development Specialist

organization Upper Explorerland Regional Planning Commission

date 07/28/08

street & number 134 W. Greene Street

telephone 563-864-7551

city or town Postville

state IA

zip code 52162

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: _____

Iowa Department of Cultural Affairs
State Historical Society of Iowa
Iowa Site Inventory Form
Continuation Sheet

Site Number
Related District Number

Page 1

Josephine Huinker	Winneshiek
Name of Property	County
317 Becker Avenue	Ossian
Address	City

Project Summary

The City of Ossian was awarded CDBG Funds by the Iowa Department of Economic Development to rehabilitate 6 owner occupied homes; this is home #4 This home is located in a residential neighborhood on what is usually a very quiet street. Ossian's main business district is located 2 blocks south of this home.

Statutory Responsibility

Congress has authorized HUD to delegate Section 106 compliance associated with the Community Development Block Grant (CDBG) program to local government. Through an agreement with HUD and IDED, the responsibility of meeting the requirements of Section 106 have been delegated to Upper Explorerland Regional Planning Commission.

Scope of Effort Applied

Letters were sent to the Winneshiek County Historical Society requesting information on this property. According to the NPS website www.nr.nps.gov the City of Ossian has one building listed on the National Register of Historic Places: the Ossian Opera House located on Main Street. The Opera House is located 2 blocks south and 1 block east of this home. The historic nature of this site should not impact this home and given the distance of this home it should not impact the historic site.

Narrative Description

According to the Winneshiek County Assessor's office this home was constructed about 1925 and would have been constructed of materials that would have been obtained locally at that time. This home has a full basement; the walls are limestone with a concrete over the limestone; the floor is poured concrete. The exterior of the home has vinyl siding and asphalt shingles on the roof. The siding is in excellent condition; but the roof is in very poor condition. At some point in time, a previous owner constructed an addition on the back of the home which this homeowner uses for a bedroom.

The current homeowner has replaced the windows on the main floor with white vinyl replacement windows; the 2nd floor windows have not been replaced and are in poor condition. There is still a great deal of air-infiltration around these windows. All of the interior walls and ceilings throughout the house have the original plaster and are in good condition; the current homeowner, as well as previous homeowners have made repairs to fix any cracks in the plaster. There has been some remodeling to the 2nd floor bathroom.

This majority of work intended for this home will be to the exterior with: removing the old shingles and installing new asphalt shingles on the roof; replacing the 2nd floor windows and replacing several exterior doors. To the interior the project will: update some of the electrical system and some of the plumbing, see work write-up. There will be work to address all presumed lead paint that is deteriorated.

Iowa Department of Cultural Affairs
State Historical Society of Iowa
Iowa Site Inventory Form
Continuation Sheet

Site Number
Related District Number

Page 2

Josephine Huinker
Name of Property
317 Becker Avenue
Address

Winneshiek
County
Ossian
City

The following items are included with this Site Inventory Form:

- A. Pictures of the property;
- B. City map with property location identified;
- C. Winneshiek County Assessor's Record Card;
- D. Work write-up;
- E. Letters to local historical contacts.

Statement of Significance

UERPC Staff made the following contacts; we reached these conclusions:

There are no significant events are associated with this property. UERPC Staff consulted with the current homeowner and the Winneshiek County Historical Society to identify any significant events associated with this property. None were discovered.

There are no significant people are associated with this property. County records have not revealed any significant people associated with this property. Winneshiek County Historical Society was unable to identify any significant persons associated with this property.

Although the property has been well maintained, the property is not architecturally distinctive when compared to other properties in the area. It is not listed in any publications at the Winneshiek County Historical Society.

The property yields no significant information in archeology or history. No assessment of the archeological potential of the site has been made, as the proposed rehabilitation will not involve excavation. Historically, the site reveals no new information on the local community, ethnic groups, settlement patterns and other relevant factors.

Findings

Based upon the items outlined in the Statement of Significance, UERPC Staff believe this property is not eligible for the National Register of Historic Places. In addition, we believe that no historic properties will be impacted by the renovation of this property.

UERPC realizes that while it appears no significant impact will arise from the proposed rehabilitation, there is the possibility that the scope of the project may increase when construction begins. While no excavation is planned, UERPC Staff will develop an appropriate contingency plan that outlines what steps will be taken in the event excavation would become necessary.

Iowa Department of Cultural Affairs
State Historical Society of Iowa
Iowa Site Inventory Form
Continuation Sheet

Site Number
Related District Number

Page 3

Josephine Huinker
Name of Property
317 Becker Avenue
Address

Winneshiek
County
Ossian
City



This view is from the east and features the front of the home.



This view is of the northeast corner of the home.

Iowa Department of Cultural Affairs
State Historical Society of Iowa
Iowa Site Inventory Form
Continuation Sheet

Site Number
Related District Number

Page 4

Josephine Huinker
Name of Property
317 Becker Avenue
Address

Winneshiek
County
Ossian
City



This view is from the northeast corner of the home.



This view is of the rear of the home.

Iowa Department of Cultural Affairs
State Historical Society of Iowa
Iowa Site Inventory Form
Continuation Sheet

Site Number
Related District Number

Page 5

Josephine Huinker
Name of Property
317 Becker Avenue
Address

Winneshiek
County
Ossian
City



This view is of the south side of the home.



Street view facing north

Summary

Parcel ID 191022600400
Alternate ID
Property Address 317 Becker Ave
 Ossian
Sec/Twp/Rng 10-96-8
Brief Legal Description L 1 OF 1 & W 20' OF 2 OF 1 NE 1/4
 (Note: Not to be used on legal documents)
Document(s) REC: 302-183 ()
Iowa Land Records
Gross Acres 0.00
Net Acres 0.00
CSR N/A
Class R - Residential
Tax District OSSIAN CORP.
School District SOUTH WINN



Click to Enlarge

Owners

Primary Owner	Secondary Owner	Mailing Address
(Deed Holder) Huinker, Luverne Huinker, Josephine 317 Becker Ave Ossian, IA 52161-		

Land

Lot Dimensions	Front Footage	Front	Rear	Side 1	Side 2
Main Lot		61.00	61.00	143.00	153.00
Sub Lot 2		9.00	9.00	20.00	23.00
Sub Lot 3		0.00	0.00	0.00	0.00
Sub Lot 4		0.00	0.00	0.00	0.00

Lot Area 0.21 Acres; 9,222 SF

Residential Dwellings

Residential Dwelling
Occupancy Single-Family / Owner Occupied
Style 2 Story Frame
Year Built 1925
Condition Normal
Grade 5+5
Roof Asph / Gable
Exterior Material Vinyl
Interior Material Plas / Panel
Above-Grade Living Area 1,376 SF
Attic Type None
Number of Rooms 7 above; 0 below
Number of Bedrooms 3 above; 0 below
Basement Area Type 1/2
Basement Finished Area
Plumbing 1 Full Bath; 1 Toilet Room;
Appliances
Central Air No
Heat FHA - Gas

Fireplaces
Porches
Decks
Garages

1S Frame Enclosed (80 SF); 1S Frame Enclosed (105 SF);
 Asph/Wd Roof OH-Med (204 SF);

Valuation

		2008	2006	2005
+	Building	\$48,090	\$44,530	\$44,530
+	Land	\$8,620	\$7,980	\$7,980
=	Total Assessed Value	\$56,710	\$52,510	\$52,510

Taxation

		2006	2005
+	Taxable Land Value	\$3,636	\$3,670
+	Taxable Building Value	\$20,288	\$20,482
+	Taxable Dwelling Value	\$0	\$0
=	Gross Taxable Value	\$23,924	\$24,152
-	Military Exemption	\$0	\$0
=	Net Taxable Value	\$23,924	\$24,152
x	Levy Rate (per \$1000 of value)	34.19950	33.77561
=	Gross Taxes Due	\$818.19	\$815.75
-	Ag Land Credit	\$0.00	\$0.00
-	DSC Credit	\$0.00	\$0.00
-	Family Farm Credit	\$0.00	\$0.00
-	Homestead Credit	(\$121.08)	(\$126.13)
-	Prepaid Tax	\$0.00	\$0.00
=	Net Taxes Due	\$698.00	\$690.00

Pay Property Taxes

[Click here to pay property taxes for this parcel.](#)

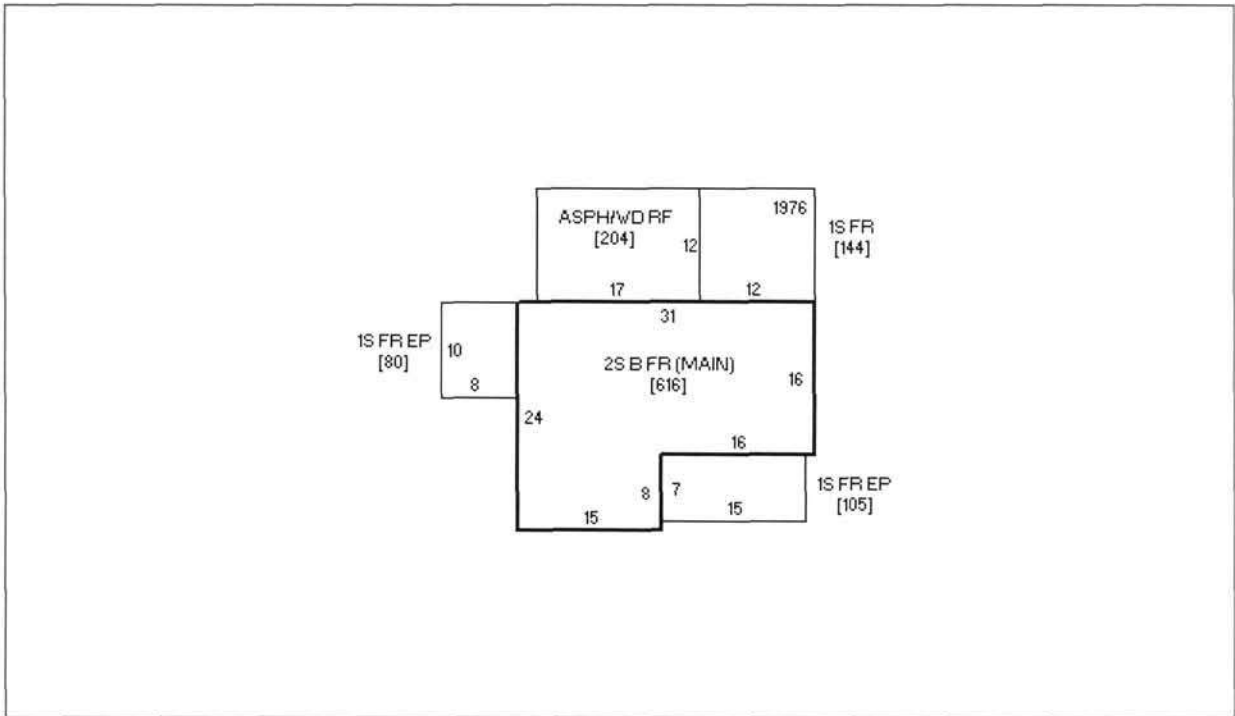
Tax History

Year	Due Date	Amount	Paid	Date Paid	Receipt
2006	March 2008	\$349	Yes	2/21/2008	22003
	September 2007	\$349	Yes	8/28/2007	
2005	March 2007	\$345	Yes	3/26/2007	22216
	September 2006	\$345	Yes	9/25/2006	

Photos



Sketches



No data available for the following modules: Commercial Buildings, Agricultural Buildings, Yard Extras, Sales, Tax Sale Certificates. [Click here for help.](#)

Disclaimer: Winneshiek County, the Winneshiek County Assessor and their employees make every effort to produce and publish the most current

STATE
HISTORICAL
SOCIETY of
IOWA

A Division of the Iowa Department of Cultural Affairs

August 13, 2008

In response, refer to:
R&C #: **080896032**

RE: **HUD - CITY OF OSSIAN - CDBG # 07-HSG-093 - HOUSE REHAB - HUINKER -317 BECKER
AVENUE**

Dear Ms. Bloxham:

We reviewed the information received in our office on 8/7/2008 concerning the proposed project for the above property. Thank you for providing the Iowa Historic Preservation Office (SHPO) with the opportunity to review this undertaking. We make the following comments and recommendations based on our examination of this material and in accordance with Section 106 of the National Historic Preservation Act of 1966; its implementing regulations, 36 CFR Part 800 (revised, effective August 5, 2004); and the Advisory Council on Historic Preservation's Policy Statement on Affordable Housing and Historic Preservation (adopted November 9, 2006).

We agree with your opinion that the property does not appear to be eligible for listing on the National Register of Historic Places. Therefore, we concur with your finding that No Historic Properties will be Affected by the proposed project.

If design changes involving undisturbed new rights-of-way or easements are made for this project, please forward additional information to our office for further comment along with the Agency Official's determination of effect. If project activities uncover any item(s) that might be of archaeological, historical, or architectural interest, or if important new archaeological, historical, or architectural data should be encountered in the project APE, the applicant should make reasonable efforts to avoid further impacts to the property until an assessment can be made by an individual meeting the Secretary of the Interior's professional qualifications standards (36 CFR Part 61).

We have made these comments and recommendations according to our responsibility defined by Federal law pertaining to the Section 106 process. Should you have any additional comments or questions, please contact me at Ralph.Christian@iowa.gov or at 515.281.8697.

Sincerely,



Ralph Christian, Historian
Iowa Historic Preservation Office

Reply Sent: _____

Review and Compliance Data Record

R&C #: 080896032

Date Received: 8/7/2008

SHPO Response Due: 9/6/2008

Associated R&C #:

Date of Letter: 8/5/2008

Site Inventory #: 96-00638

County: WINNESHIEK

Town: OSSIAN

LOGGED

File Agency: HUD

Project Title: CITY OF OSSIAN - CDBG # 07-HSG-093 - HOUSE REHAB - HUINKER -317 BECKER AVENUE

ROUTED TO:

Received	Initials	Signoff Date	No Comment: _____
	Archaeology:	_____	<input checked="" type="checkbox"/> Response Card Sent
	Architectural History:	_____	
8/12/2008	History: RJC	8/12/08	Attachment "A" Reporting Category:
	Architecture:	_____	Federal Review: _____
	DSHPO:	_____	State/Local Review: _____
	SHPO:	_____	Secondary Agencies: _____

Concur by 30 Day Expiration: _____ (Still requires check of finding below)

106 Project Finding: Noneligible Properties (Inventory Number or Archaeological Site Number):

* No Properties in Impact Area: 96-00638

Effected Eligible Property (Inventory Number or Archaeological Site Number):

No Effect on Properties: _____

No Adverse Effect: _____

Adverse Effect: _____

No Adverse Effect w/ Conditions: _____

No Assessment of Effect: _____

SHPO Signature Date:

Memoranda of Agreement: _____

Programmatic Agreement: _____

Other Agreement: _____

Effected Property (Inventory Number or Archaeological Site Number):

Recon Survey Recommended: _____

Intensive Survey Recommended: _____

Data Recovery Recommended: _____

Recordation Recommended: _____

Technical Assistance Provided: _____

More Information Requested: _____

Acres: Intensive - Recon

Archaeo: _____

A/H: 1/0

Filing:

Project Stays in R&C Files: _____

Project Finished - Retain 3 Years: _____

Project Finished:

Information Disposition:

File Moved to NADB: _____

Site Data Moved to Inventory:

Report Moved to HADB: _____

Copy to Agreements: _____

Destroy Remainder: _____

Staff Comments: _____

* Property records will be scanned and destroyed

0808 96 032
AUG 07 2008

REQUEST FOR SHPO COMMENT ON A HUD PROJECT

This is a new submittal

This is more information relating to SHPO R&C #: _____

Instructions for completing this form are available on-line at www.iowahistory.org/preservation under "Review and Compliance". If you have questions while completing the form, please reference the on-line instructions and FAQ's first. Then contact your IDED project administrator. Please attach a copy of the lead federal agency statement to your submittal, if applicable.

Cover Letter: Please include a cover letter with a comprehensive description of the Area of Potential Effect (APE) and project activities. The APE should include the project area, all easements, borrow areas, equipment and material storage, and staging areas. If applicable, describe excavation and other earthmoving activities including 3-dimensional parameters (length, width, and depth).

I. GENERAL INFORMATION

- a. Project name and/or Property Owner: Josephine Huinker
- b. Property Street & Number: 317 Becker Avenue
- c. County: Winneshiok City: Ossian Zip: 52161
- d. Federal Agency: HUD - CDBG Agency Project No: 07-HSG-093
- e. Federal Funding Program/Permit: _____ If HUD; check one: 24 CFR Part 50 or 24 CFR Part 58
- f. Entitlement City Non-Entitlement Community
- g. Contact Person on Project: Vicki Bloxham, UERPC Community Development Specialist
 Contact Address: 134 W. Greene Street, PO Box 219 City: Postville State: IA Zip: 52162
 e-mail: vbloxham@uerpc.org Phone: 563-864-7551

II. IDENTIFICATION OF HISTORIC PLACES

Please check box indicating whether you are requesting an archaeological and/or architectural review of your project and include each of the items requested.

- Archaeology**
 - 7.5 min Quad U.S.G.S. (1-mile radius) with quad name and APE outlined (maps on-line at www.ortho.gis.iastate.edu)
 - Site plan showing limits of proposed activities or general layout (engineering)
 - Aerial photo: zoom to project area (photos on-line at www.ortho.gis.iastate.edu)
 - Description of width and depth of proposed excavation and current conditions of project area
 - OSA site file search, Phase IA, or Phase I (whichever is appropriate per Users Manual)
 - Number of acres in project: _____
 - Legal location: Section(s) _____ Township(s) _____ Range(s) _____

X Architecture

- X Date of original construction for the building: 1925
- X Previous site information available (information on-line at www.iowahistory.org)
- X Updated or new Iowa site Inventory Form (filled out in accordance with Users Manual)
- X Clear photos of property and surrounding area (see Users Manual)
- X Location map (no bigger than 11x17) with APE clearly defined (Quad map or city plat map - see Users Manual)
- X Copy of county or city assessor's card record
- X Detailed description of proposed action, including copy of project specifications, if applicable

III. APPLICANT CERTIFICATION (Check Either Adverse Effect or No Adverse Effect for Historic Property Affected category)

Determination of Effect (Check One)

- X **No historic properties will be affected** (i.e., none are present or there are historic properties present but the project will have no effect upon them)
- No Adverse Effect to a historic property** (i.e., a historic property is present and affected. However, the project either has no adverse effect on the historic property, or the applicant or other federally authorized representative will consult with the SHPO to modify the project or impose conditions to avoid adverse effects.)
- Adverse Effect to a historic property** (i.e., a historic property is present and adversely affected. The applicant, or other federally authorized representative, will consult with the SHPO and other consulting parties to resolve the adverse effect.)

I understand that the SHPO has 30 days from receipt to object to the finding, after which the SHPO waives its opportunity to comment on this undertaking.

Federally Authorized Signature: *Vicki Bloxham* Date: 07/28/2008
Type name and title below → Vicki Bloxham

Submit one copy with each property for which our comment is requested. Please print or type.
Return to: Review and Compliance Coordinator, State Historic Preservation Office, 600 E. Locust St, Des Moines, IA 50319-0290