

**Site Inventory Form**  
**State Historical Society of Iowa**  
 (December 1, 1999)

State Inventory No. 70-00934  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  
 Review & Compliance No. \_\_\_\_\_  
 Non-Extant (enter year) May 9, 2005

**1. Name of Property**

historic name Rebecca Hoopes Flats  
 other names/site number Field Site #: FS-037

**2. Location**

street & number 122-124 W. 3<sup>rd</sup> Street  
 city or town Muscatine  vicinity, county Muscatine  
 Legal Description: (If Rural) Township Name \_\_\_\_\_ Township No. \_\_\_\_\_ Range No. \_\_\_\_\_ Section \_\_\_\_\_ Quarter of Quarter \_\_\_\_\_  
 (If Urban) Subdivision Original Town Block(s) 34 Lot(s): N 100' of the W½ Lot 9

**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)	_____ buildings	<u>1</u>	_____ buildings
<input type="checkbox"/> district	_____ sites	_____	_____ sites
<input type="checkbox"/> site	_____ structures	_____	_____ structures
<input type="checkbox"/> structure	_____ objects	_____	_____ objects
<input type="checkbox"/> object	_____ Total	<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 \_\_\_\_\_  
Historical and Architectural Survey and Evaluation of the Downtown Commercial District 70-013

**6. Function or Use**

<b>Historic Functions</b> (Enter categories from instructions)	<b>Current Functions</b> (Enter categories from instructions)
<u>01B01: Domestic/multiple dwelling/duplex</u>	<u>01B02: Domestic/multiple dwelling/apartment bldg</u>
_____	_____
_____	_____

**7. Description**

<b>Architectural Classification</b> (Enter categories from instructions)	<b>Materials</b> (Enter categories from instructions)
_____	foundation <u>10B: Concrete/poured</u>
_____	walls <u>03: Brick</u>
_____	roof <u>08A: Asphalt/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 type="checkbox"/> No <input type="checkbox"/> More Research Recommended	D	Property yields significant information in archaeology or history.

County Muscatine Address 122-124 W. 3<sup>rd</sup> Street Site Number 70-00934  
City Muscatine 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)

02: Architecture  
29: Social History

**Significant Dates**

Construction date 1906  check if circa or estimated date  
Other dates \_\_\_\_\_

**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 Jim Rudisill, Planning & Community Development Coordinator (R.L. McCarley, Consultant)  
organization Muscatine Historic Preservation Commission date February 12, 2005  
street & number 215 Sycamore telephone 563-264-1554  
city or town Muscatine state Iowa zip code 52761

**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 non-contributing 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 story 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: \_\_\_\_\_

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<u>Rebecca Hoopes Flats</u>	<u>Muscatine</u>
Name of Property	County
<u>122-124 W. 3<sup>rd</sup> Street</u>	<u>Muscatine</u>
Address	City

## 7. Narrative Description

The Rebecca Hoopes Flats was torn down on May 9, 2005 after more than a year of debate over the future of the apartment building. The following description was written prior to the demolition.

This two-story brick apartment building was constructed in 1906. Commonly known as flats, this structure provided about 1400 sq. ft. at each level. The walls are red brick, and the building sits on a concrete foundation. The building was symmetrical on the façade, with each flat having its own entry on the first story. The right-hand entry connected to the upstairs flat by a stairway. Both entries have segmental arch brick lintels. A two-story bay is centered on the façade. The center window on the bay is wider than each of the side windows, and all the windows have segmental arch brick lintels and one-over-one-light double-hung sashes. A small gable is centered above the bay. The roof peaks near the front of the building, gradually sloping to the rear of the building. The main body of the building is about 27 feet wide and 52 feet deep. The lot is 30 feet 6 inches wide, so the free space at the sides of the building is quite narrow. The 100-foot depth of the lot allows an ample back yard.

Originally, the flats had two small entry porches, as shown on the 1912 Sanborn map. The current two-story front porch appears to be depicted on the 1919 Sanborn map, indicating a construction date roughly ten years after the original building. This porch shows a stronger Craftsman influence than the main building, also indicating its later construction. The front porch, which fills the space between the sidewalk and the front wall of the building, is about 10 feet deep. The porch has a low brick wall with rectangular brick detailing on the first story, and brick columns at either end stretches up to the roof. The second story balcony has a square balustrade typical of the early 20<sup>th</sup> century. This later porch is constructed of browner brick. The beams spanning 25 feet between the piers of the front porch must be steel, owing to their length and shallow depth; the story and roof construction that they support is of wood (Shank 2003).

The east and west side elevations are similar in appearance. The windows on these elevations also have segmental arch brick lintels. Basement windows, which have been covered, line the rear of the elevation on the east side. Five one-over-one-light double-hung windows are found on the first story of the east elevation. Four one-over-one-light double-hung windows, a smaller window, and a single-door side entry are found on the first story of the west elevation. The second story on both the east and west elevation have alternating bay windows and one-over-one-light double-hung windows with segmental arch lintels. Two bay windows are found on each elevation. A decorative brick chimney extends above the roof line near the center of the west elevation.

The 1912 Sanborn map showed a two-story rear porch. This porch has been closed in to provide a separate access to one of the top apartments in the building.

The interior of the building has been divided into four separate apartments, two in the bottom flat and two in the top flat. Although there has been some alterations from this division, it has not been extensive and much of the original floor plan and features are intact. Nearly all of the original woodwork, doors and

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windows remain, as does the hardwood flooring. The stairway balustrade was apparently removed during a property transfer in 2003, but that appears to be the only interior loss of original woodwork.

The interior includes several interesting features, including a curved hallway turn on the first floor. There is also a replicating room arrangement on the second floor, where two rooms that set across a hall from each other share similar window arrangements, design and size. The basement of the house is also interesting. Its 10-foot ceiling is similar in height to the ceilings in the flats.

The structure appears to be in sound condition, except that portions of the brick balustrade at ground level and the wooden balustrade at the front porch are in need of repair, and some siding at the enclosed back porch is missing.

## 8. Narrative Statement of Significance

Due to the demolition, the Rebecca Hoopes Flats is not eligible for the National Register of Historic Places under Criteria A, B, or C. Previously, the Rebecca Hoopes Flats was closed researched and examined, and it appeared to be individually eligible for the National Register of Historic Places under Criterion C as an excellent example of flats from this period. In March 2005, the State Historic Preservation Office reviewed this final information on the house, and they concurred that the Rebecca Hoopes Flats was eligible for the National Register of Historic Places under Criterion C, and potentially eligible under Criteria A and B for its association with Rebecca Hoopes and women in business in Muscatine.

As the history of the Rebecca Hoopes Flats over the first two decades illustrated, this property was served many residents in Muscatine during this period of growth with the boom of the pearl button industry. The turn of the 20<sup>th</sup> century brought a period of civic pride and accomplishment to Muscatine. The leading citizens, including the Mussers and Hersheys, constructed buildings for social improvement in Muscatine, including a library, orphans home, elderly home, and hospital. With the boom of the pearl button industry, new housing was required. The construction of the Rebecca Hoopes Flats in 1906 reflected both the civic pride and business growth of Muscatine in the early 20<sup>th</sup> century. The flats were constructed of brick, giving a substantial appearance to the building. They served as housing for a variety of tenants throughout the first few decades, and continued to operate as apartments to near the end of the 20<sup>th</sup> century. The overall design with Craftsman influence reflected the architecture of the period, as does the early addition of the full front porch. Few alterations had been made to the building, and it retained a high level of integrity. It stood as one of the best examples of early 20<sup>th</sup> century flats in Muscatine. Thus, the Rebecca Hoopes Flats appeared to be eligible for the National Register of Historic Places under Criterion C.

Only preliminary research was conducted on Rebecca Hoopes at this time. She was clearly a prominent citizen, coming from a prominent family. She was known for her generous spirit, assisting many people as she best could. At this time, it is unknown if this was one of several buildings that she owned/built. She appears to have boarded at several locations, as well as living with family throughout her life.

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Additional research may also reveal further information on the role of women in business and the social life of Muscatine in this period. At this time, no further evaluation has been made under Criterion A or B for the Rebecca Hoopes Flats.

These flats replaced an earlier house on this site. Jerome and Marilla Carskaden sold this property to Rebecca Hoopes on December 6, 1904. The 1905 Sanborn map shows a one-story dwelling on this site. A list of buildings improvements in the city in 1906 appeared in the *Journal* on December 20, 1906, including the note that “Miss Rebecca Hoopes erected 2 story residence on W. 3<sup>rd</sup> Street for \$3500.” Apparently after the fact, Rebecca, a single woman, took out a mortgage on the property on January 24, 1907. It appears to have been constructed solely as a rental property. The 1912 Sanborn map depicts the two-story flats with a center bay window on the façade. One-story entry porches are found on either side of the bay window, and a two-story porch spans the rear of the building. The full, two-story, front porch appears to be depicted on the 1919 Sanborn map, representing an early modification. Rebecca Hoopes juggled a few mortgages in this period, before selling it on mortgage to Lulu Jones Toms in December 1921. Rebecca owned it again for a few years in the 1920s.

Rebecca Hoopes was one of long line of Hoopes that dated back to the early days of Muscatine. She was born in Muscatine on March 25, 1851 to Joseph J. and Amanda Hoopes. Joseph was recognized as a leading citizen of Muscatine, having moved to the area around 1839. He held a variety of city offices and was a prominent and influential factor in the early development and progress of the community. Joseph and Amanda had four children: Joseph Linn, Ellen E., Fannie L., and Rebecca (Richman 1911). Rebecca Hoopes was an equally significant figure in Muscatine. In the 1900 census, Rebecca Hoopes, single at age 49, was listed as a lodger at the Commercial Hotel. In 1910, she is listed as 58, and the head of a household that includes two other people – her brother Joseph Linn Hoopes (68, real estate agent) and a boarder Mary A. Gordon. Her brother died in 1912, probably at Rebecca Hoopes’ home. Her 1926 obituary in the *Muscatine Journal and News Tribune* characterized her as “generous to all.” “Was there anywhere anyone in need of practical help or sympathy, Miss Hoopes responded liberally and at once,” the *Journal* reported in her obituary. She was well-known for her willingness to take in elderly women and care for them, making her a logical choice for director and eventually superintendent of the Old Ladies Home. According to the *Journal*, “her work will live forever in the memory of the home and in that of the citizens of Muscatine” (“Rebecca Hoopes” 1926).

Tenants changed regularly in the 1910s. The 1908-09 city directory lists the Bachelor Club in the half at 122 W. 3<sup>rd</sup> Street, while 124 remained vacant. Bachelor’s Hall was listed at 122 in 1911, with Harry Crozer and Lillie McCormick associated with it. J.C. Wilson, the proprietor of Wilson’s Shoes, lived at 124. R.M. Wilson lived here in 1913. In 1916, M. (and Anna) Scharnhorst, a chiropractor, lived at 122, and W.H. (and Olive) Merrick, the Kresge store manager, lived at 124.

The 1919 city directory lists Dr. Frances Toms Sanitarium in 122, an establishment offering chiropractic and electric bath services. Frances E. Toms Company, a wholesale printing company, operated in 124. Lulu was married to Frances. The 1919 Sanborn map shows a doctor’s office in the flats. The business appears to have ceased in a few years, and the 1921 city directory lists Frances and Lulu Toms in 122.

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The Frances E. Toms Company, manufacturing chiropractic tables and supplies, continued to operate at 213 Chestnut.

Tenants continued to change frequently in the 1920s. The 1923 city directory lists Maggie Switzer, a dressmaker, and Rebecca Hoopes at 122. Charles W. Kemble, of Kemble and Kemble, lived in 124. By 1927, stenographer Mary Prosser moved into 122. Kemble continued to live at 124, while J.E. Dammeron, who worked at the Red Paint store, life at 124½.

## 9. Major Bibliographical References

Abstract of Title for 122-124 West 3<sup>rd</sup> St., Muscatine, Iowa.

Muscatine Journal. "Thousands Spent In Improvements." Muscatine, Iowa. Muscatine Journal, Dec. 20, 1906, p. 9.

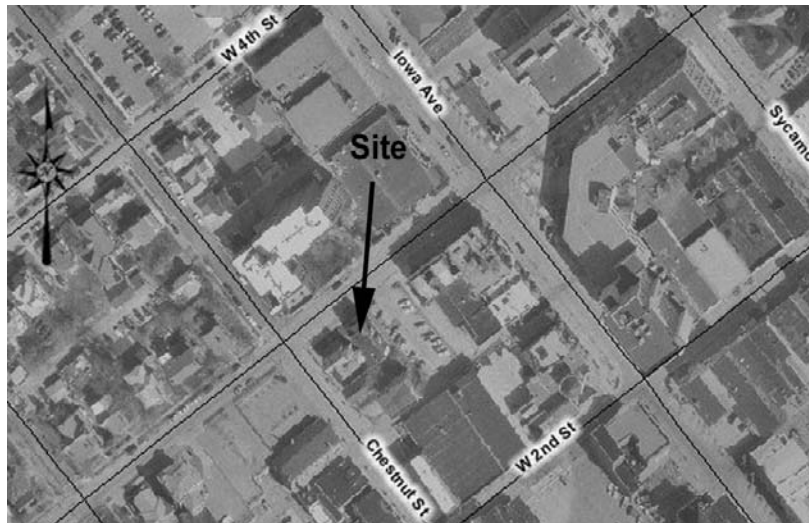
Rebecca Hoopes. Obituary. *Muscatine Journal and News Tribune*, October 29, 1926

Richman, Irving B. *History of Muscatine County, Iowa*. Chicago: S.J. Clarke Publishing, 1911, p. 97.

Sanborn Map Company, New York. Maps of the City of Muscatine dated September 1883, August 1888, October 1892, August 1899, December 1905, February 1912, July 1919, March 1928 and June 1946. Accessed online at sanborn.umi.com

Shank, Wesley. "Rebecca Hoopes Flats." Unpublished preliminary draft report for Kent Sissel, November 5, 2003.

## Location Map



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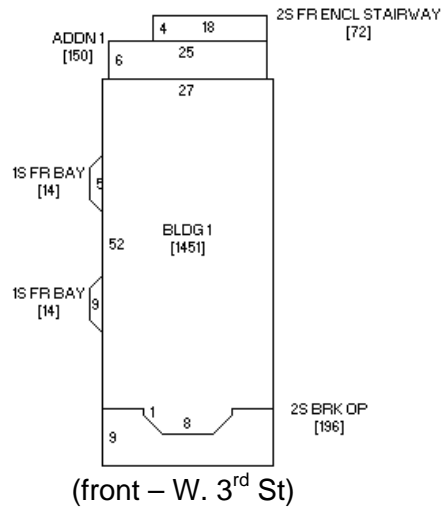
Rebecca Hoopes Flats  
Name of Property

Muscatine  
County

122-124 W. 3<sup>rd</sup> Street  
Address

Muscatine  
City

## Plan (from assessor's office)



## Photograph of building (digital image)

