

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

State Inventory No. 70-00532 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) _____

1. Name of Property

historic name House

other names/site number Field Site #: FS-118

2. Location

street & number 505 East Mississippi Drive

city or town Muscatine

Legal Description: (If Rural) Township Name

Township No. vicinity, county Muscatine
Range No. Section Quarter of Quarter

(If Urban) Subdivision Original Town Block(s) 16 Lot(s) roughly E 45' of S 100' of Lot 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)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

<i>If Non-Eligible Property</i>	<i>If Eligible Property, enter number of:</i>
<u>Enter number of:</u>	<u>Contributing</u> <u>Noncontributing</u>
<u>buildings</u>	<u>1</u>
<u>sites</u>	<u> </u>
<u>structures</u>	<u> </u>
<u>objects</u>	<u> </u>
<u>Total</u>	<u>1</u>

If Eligible Property, enter number of:

<u>Contributing</u>	<u>Noncontributing</u>
<u>buildings</u>	<u> </u>
<u>sites</u>	<u> </u>
<u>structures</u>	<u> </u>
<u>objects</u>	<u> </u>
<u>Total</u>	<u> </u>

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

Historic Functions (Enter categories from instructions)

01A01: Domestic / Residence

Current Functions (Enter categories from instructions)

01A01: Domestic / Residence

7. Description

Architectural Classification (Enter categories from instructions)

09A: OTHER: House

Materials (Enter categories from instructions)

foundation 03: Brick

walls 03: Brick

roof 08A: Asphalt shingle

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 checked="" type="checkbox"/> Yes <input 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 checked="" type="checkbox"/> Yes <input 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 505 E. Mississippi Dr Site Number 70-00532
City Muscatine District Number _____

Criteria Considerations

- | | |
|---|---|
| <input type="checkbox"/> A Owned by a religious institution or used for religious purposes. | <input type="checkbox"/> E A reconstructed building, object, or structure. |
| <input type="checkbox"/> B Removed from its original location. | <input type="checkbox"/> F A commemorative property. |
| <input type="checkbox"/> C A birthplace or grave. | <input type="checkbox"/> G Less than 50 years of age or achieved significance within the past 50 years. |
| <input type="checkbox"/> D A cemetery | |

Areas of Significance (Enter categories from instructions)

02: Architecture

Significant Dates

Construction date

1887

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, City of Muscatine (R.L. McCarley, Consultant)

organization Muscatine Historic Preservation Commission date July 20, 2005

street & number 215 Sycamore Street telephone 563-264-1550

city or town Muscatine state Iowa zip code 52761

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/slidesheet #	Frame/slot #	Date Taken
Roll/slidesheet #	Frame/slot #	Date Taken
Roll/slidesheet #	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

1. **Farmstead & District:** (List of structures and buildings, known or estimated year built, and contributing or non-contributing 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: _____

Iowa Site Inventory Form Continuation Sheet

Related District Number _____

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House	Muscatine
Name of Property	County
505 E. Mississippi Dr.	Muscatine
Address	City

This house was recently surveyed as the Garvin House by Robert C. Vogel & Associates in September 2003 for the Rock Island District, Army Corp of Engineers, as part of a Review and Compliance (Section 106) project. It was recommended that the house be considered eligible for the National Register of Historic Places under Criteria A and C. This recommendation was concurred with by the State Historic Preservation Office of Iowa in February 2004. Extensive research and documentation was compiled on this property at this time, which is on file with the State Historic Preservation Office of Iowa in Des Moines. Due to this recent work and determination, little additional work was undertaken through this downtown survey project in 2004-05. The information below includes a summary of information on the 2003 survey form and some additional information, with notes of any recent changes to the property.

7. Narrative Description

The house is a two-story, hip-roof, brick house, with a one-and-one-half-story rear section. It reflects a typical vernacular Victorian cottage, overall simple in appearance. The house has three bays to the left of the two-story bay window. A porch extends across the remaining part of the façade, with a conical roof circular section at the west end that is first seen on the 1899 Sanborn map. The windows have two-over-two-light double-hung sashes. At this time, a porch was also added to the east side of the rear section. Overall, the detailing on the house is simple, and star tie-rods are visible on the side elevation. A significant limestone retaining wall extends along the front of the property, continuing in front of 501 E. Mississippi Drive. Part of the original wall has been removed for the concrete abutment to the floodwall gate.

The current owner reports there have not been any alterations or rehabilitation of the building since the 2003 survey (Kochheff 2005).

8. Narrative Statement of Significance

According to the 2003 survey form: "This well preserved example of the Hipped Cottage property type is locally significant under Criterion C for its association with vernacular architecture in Muscatine. It is also significant under Criterion A on the basis of its association with the broad pattern of late-nineteenth century residential development along the river and is a remnant of a lost neighborhood. Historic integrity is good despite some minor alterations and some of its historic character has been eroded as a result of adjacent industrial development. The reconstructed stone retaining wall is a distinctive feature of the property and contributes to its historic significance. The side yard patio and fence are appropriately scaled and provide a minimum of intrusion on the house's historic character."

Previous work has misidentified the house as the Cornelius Cadle House built in 1843. Deed records do not indicate that he ever owned this parcel, though he did own adjacent Lots 3 and 4. The 1875 birds-eye view of Muscatine depicts a small house on this parcel, close to the adjacent house to the west. The 1883 Sanborn map shows a one-and-one-half-story house about 10 feet from the neighboring Musser

Iowa Site Inventory Form Continuation Sheet

Related District Number _____

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House	Muscatine
Name of Property	County
505 E. Mississippi Dr.	Muscatine
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House. The 1888 Sanborn map appears to show the current layout and house, with this two-story house located about 25 feet from the neighboring Musser House. Thus, the current house was built between 1883 and 1888.

On November 5, 1886, W.W. Fisher sold Lot 2 to Peter Musser for \$2,000. In 1887, Peter Musser, who had built up to the property line of Lot 1, sold only the eastern 45 feet of the 60-foot Lot 2 to J.A. Dilmer for \$1,500. With the similarities in price, it does not suggest that any new construction occurred during the period that Musser owned the property. The western 15-feet of the property continues to be associated with 501 E. Mississippi to this day. Dilmer apparently constructed the property, though city directories do not show him.

The earlier city directory listing for anyone at this property is the 1891-92 directory when A.F. Hutchings, a traveling salesman, is shown here. Hutchings, who eventually became a manager of Guarantee Loan Company, continued to be listed at the property (then called 505 E. Front) through the 1900 city directory. The 1904 directory showed W.V. Daut, retired, there. He was followed in the 1908 directory by Otto Kruger, owner of the Muscatine City Mills, and Samuel Carl, retired. Kruger was still listed there in the 1911 directory.

The 1913 directory listed Matilda Hagermann as the owner. She was a widow of Carl and a housekeeper. Thomas Dywick was also listed at the address. Dywick continued to be listed through 1940-41, while Hagermann continued to be listed into the 1960s. The 1952 directory identified Harry Biles there, but the 1958 directory listed 505½ as vacant. In 1961 the rear portion of the house was used by the Quality Checked Ice Cream company, while the 1965 directory listed the Sanitary Farm Dairies using the rear of the property. James Anderson was also listed at the address in the 1965 city directory. Fiberto Valenzuala was listed in the 1970 directory and Jerry Beeding was in the 1975 directory.

Steve Garvin was listed in the 1980 city directory and the current owner acquired the property in 2003. The dubbing of the house as the "Garvin House" by Vogel in 2003 appears to have referred to the owner at time of the survey, not a historic owner or name of the property.

9. Major Bibliographical References

Andreas, A.T. *Illustrated Historical Atlas of the State of Iowa*. Chicago, 1875.

City Directories, Muscatine. Various publishers, 1859-1959. Available as the Musser Public Library.

Kochheff, Pamela, property owner. Interview by Jim Rudisill, July 31, 2005, Muscatine, Iowa.

Sanborn Map Company. "Muscatine,Iowa," Sanborn fire insurance maps. Pelham, NY:
Sanborn Map Company, 1883, 1888, 1892, 1899, 1907, 1912, 1919, 1928. Accessed online at:
Sanborn.umi.com.

Iowa Site Inventory Form Continuation Sheet

Related District Number _____

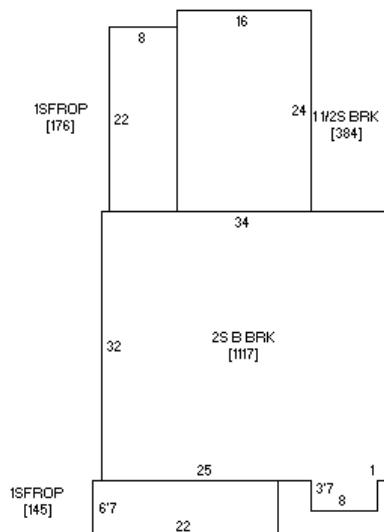
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Location Map



Plan (from assessor's office)



(front – Mississippi Dr.)

**Iowa Site Inventory Form
Continuation Sheet**

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House	Muscatine
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Photograph of building (digital image)

