

**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  vicinity, county Muscatine  
 Legal Description: (If Rural) Township Name \_\_\_\_\_ Township No. \_\_\_\_\_ 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)	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>01A01: Domestic / Residence</u>	<u>01A01: Domestic / Residence</u>
_____	_____
_____	_____

**7. Description**

<b>Architectural Classification</b> (Enter categories from instructions)	<b>Materials</b> (Enter categories from instructions)
<u>09A: OTHER: House</u>	foundation <u>03: Brick</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 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**

- 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

**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**

- 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 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

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

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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

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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

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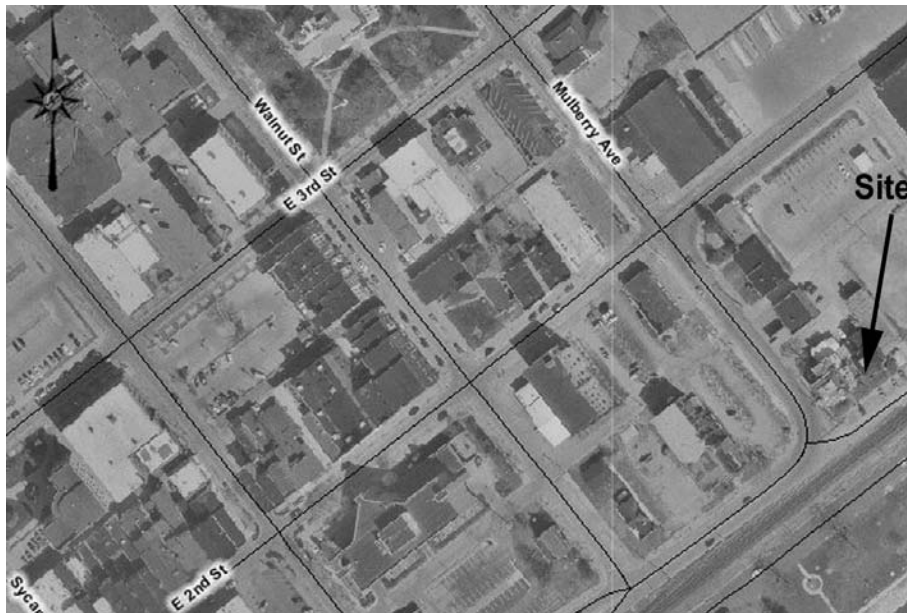
House  
Name of Property

Muscatine  
County

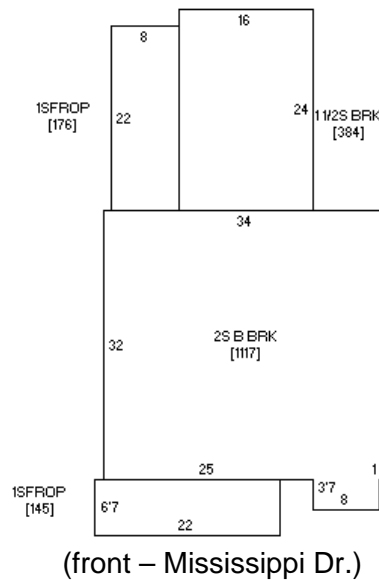
505 E. Mississippi Dr.  
Address

Muscatine  
City

## Location Map



## Plan (from assessor's office)



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House  
Name of Property

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505 E. Mississippi Dr.  
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## Photograph of building (digital image)

